

NO5000011001

(Requestor's Name)

From:

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33930

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10/26/05--01013--015 **8.75

2005 OCT 24 PM 1:27
TALL
ALL-STATE FLORIDA

10/26/05



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

2005 OCT 24 PM 1:27

TALLAHASSEE FLORIDA

October 10, 2005

PALM & PINES RESIDENT ASSOC.
POST OFFICE BOX 13
FELDA, FL 33930

SUBJECT: PALM & PINES RESIDENT ASSOC.
Ref. Number: W05000046592

ck # 776
We have received your document for PALM & PINES RESIDENT ASSOC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation. ✓

An effective date may be added to the Articles of Incorporation if a 2006 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.

The registered agent and street address must be consistent wherever it appears in your document.

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) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 805A00061567

RECEIVED

05 OCT 24 PM 12:36

**ARTICLES OF INCORPORATION
OF
Palm 'n Pines Home Owner's Association, Inc.**

2005 OCT 24 PM 1:27

TALLAHASSEE FLORIDA

The undersigned, being not less than two-thirds of all of the mobile home owners of Palm 'n Pines Home Owner's Association, Inc., for the purpose of forming a nonprofit corporation under Florida Statutes Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**ARTICLE I.
NAME**

The name of the corporation is Palm 'n Pines Home Owner's Association, Inc.

ARTICLE II.

Principal Place of Business and Mailing Address of the Corporation

Palm 'n Pines RV Park, PO Box 13, 1225 South State Road 29, Felda, FL 33930

**ARTICLE III.
PURPOSES**

The Corporation is organized and shall be operated exclusively as a non-stock organization for the following purposes:

- (a) To establish an association of homeowners of mobile homes located at Palm 'n Pines RV Park, 1225 South State Road 29, Felda, FL 33930 in Hendry County, Florida;
- (b) In order to exercise the rights provided in Florida Statutes 723.071 including, but not limited to, exercising its right to negotiate for, acquire and operate the mobile home park of Palm 'n Pines RV Park, 1225 South State Road 29, Felda, FL 33930 on behalf of the mobile home owners;
- (c) In order to exercise its right to convert the mobile home park to a condominium, a cooperative form of ownership, or other type of ownership pursuant to Florida law;
- (d) To exercise and engage in any other powers or business of mobile home park associations as permitted by Florida law;
- (e) To engage in any lawful activities which are in furtherance of the purposes of the Corporation as described herein; and
- (f) To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including, without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein, and to do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Palm 'n Pines Home Owner's Association, Inc.

**ARTICLE IV.
DURATION AND TIME AND DATE OF COMMENCEMENT**

The duration of the Corporation is perpetual, and the Corporation shall commence at the time and date of filing of these Articles with the Secretary of State.

**ARTICLE V.
LIMITATION**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, trustees or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III (Purposes) hereof.

**ARTICLE VI.
MEMBERS**

The Corporation shall have Members who shall have all rights and privileges of voting members of the Corporation. The qualification for members and the manner of their admission shall be as stated in the bylaws. The names of the initial Members are as listed on Exhibit "A".

**ARTICLE VII.
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the Initial Principal and Registered Office of the Corporation is Palm 'n Pines RV Park, 1225 South State Road 29, Lot # 25, Felda, FL 33930, and the name of its initial Registered Agent is Helene Cusack.

**ARTICLE VIII.
INITIAL BOARD OF DIRECTORS**

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is five (5). The number of Directors may be increased or decreased from time to time in accordance with the bylaws, but shall never be less than three (3). The Members of the Corporation shall elect the Directors as provided in the bylaws. The initial Directors are:

President: Darlene Faye Fellon
Palm 'n Pines RV Park, 1225 South State Road 29, Lot #24, Felda, FL 33930.

Vice President: Helene Cusack
Palm 'n Pines RV Park, 1225 South State Road 29, Lot # 25, Felda, FL 33930.

Secretary: Belle Hargreaves
Palm 'n Pines RV Park, 1225 South State Road 29, Lot #50.Felda, FL 33930.

Palm 'n Pines Home Owner's Association, Inc.

**ARTICLE IX.
OFFICERS**

The Officers of the Corporation shall consist of a President, Vice-President, Secretary, Treasurer, and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed in the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

**ARTICLE X.
INCORPORATORS**

The name and address of the Incorporator is as follows:

Darlene Faye Fellon
Palm 'n Pines RV Park, 1225 South State Road 29, Lot # 24, Felda, FL 33930

**ARTICLE XI.
BYLAWS**

The bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors. The bylaws shall conform with provisions of Florida Statutes 723.078, and other applicable laws.

**ARTICLE XII.
AMENDMENT**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation. The Articles of Incorporation may be amended in accordance with the provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

**ARTICLE XIII.
INDEMNIFICATION**

The Corporation shall indemnify each Officer and Director, including the former Officers and Directors, to the fullest extent permitted by the laws of the State of Florida.

**ARTICLE XIV.
NONSTOCK BASIS**

This Corporation is organized on a nonstock basis. This Corporation shall not issue shares of stock.

Palm 'n Pines Home Owner's Association, Inc.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 18th day of October, 2005.

Faye
Darlene Fellon
1225 South State Rd 29
Felda, FL 33930 #24
Incorporator

10-18-05

STATE OF FLORIDA
COUNTY OF Collier

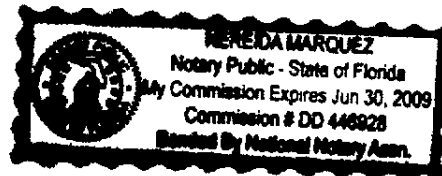
BEFORE ME, personally came and appeared Darlene Faye Fellon, to me personally known [or, if not personally known, produced FL DL as identification], and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 18 day of October, 2005 in the aforesaid State and County.

Nereida Marquez
Nereida Marquez

My Commission expires: June 30, 2009

NOTARY PUBLIC
STATE OF FLORIDA



ACCEPTANCE BY REGISTERED AGENT

The undersigned, Helene Cusack, hereby accepts the appointment as registered agent of Palm 'n Pines Home Owner's Association, Inc., which is contained in the foregoing Articles of Incorporation.

Dated this 18th day of October, 2005.

HELENE Cusack [Name]

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ALLAHABAD FLORIDA