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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3-22-06
10-48-06

COVER LETTER

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

SUBJECT: Palm Harbor Park Homeowners 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: ARIENA Odom
Name (Printed or typed)

7175 So. US Hwy. 1, #31
Address

Titusville, FL 32780
City, State & Zip

321-383-1132
Daytime Telephone number

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

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FROM: _____
Name (Printed or typed)

Address

City, State & Zip

Daytime Telephone number

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

**ARTICLES OF INCORPORATION
OF
Palm Harbor Park Homeowners Association, Inc.**

The undersigned, being not less than two-thirds of all of the mobile home owners of **Palm Harbor Mobile Home Park**, 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 Harbor Park Homeowners Association, Inc."

**ARTICLE II.
NOT FOR PROFIT**

The Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefits of its Members, Directors or Officers, except to the extent permissible under law.

**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 Harbor Mobile Home Park** in Brevard 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 Harbor Mobile Home Park** 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.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 **7175 S.U.S. Highway One Titusville, Florida 32780**, and the name of its initial Registered Agent is **Ariena Modom**.

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:

NAME	ADDRESS
Emile Reid (Chairman)	7175 S.US Highway 1, lot #54 Titusville,Fl. 32780
Jack Hancock	7175 S.US Highway 1, lot #72 Titusville,Fl. 32780
Ted Karpf	7175 S.US Highway 1, lot #47 Titusville,Fl. 32780
Patti London	7175 S.US Highway 1, lot #70 Titusville,Fl. 32780
Frank Murell	7175 S.US Highway 1, lot #55 Tifusville,Fl. 32780

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:

NAME**ADDRESS**

Ariena Odom (Pres) 7175 S.US Highway 1, lot #31 Titusville,Fl. 32780
Harold Szankovics (VP) 7175 S.US Highway 1, lot #21 Titusville,Fl. 32780
Carol Sanford (Sec) 7175 S.US Highway 1, lot #38 Titusville,Fl. 32780
Daurena Harrison (Treas.) 7175 S.US Highway 1, lot #52 Titusville,Fl. 32780

**ARTICLE X.
INCORPORATORS**

The name and address of the Incorporator is as follows:

NAME**ADDRESS**

Emile Reid 7175 S.US Highway 1, lot #54 Titusville,Fl. 32780

**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.

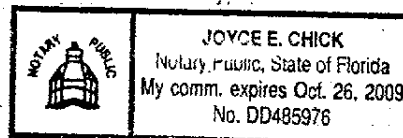
**ARTICLE XIV.
NONSTOCK BASIS**

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

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 16 day of March, 2006


Emile Reid, Incorporator

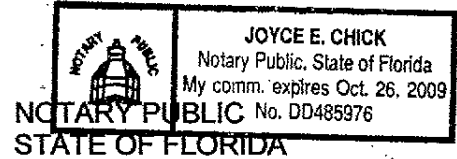
STATE OF FLORIDA
COUNTY OF Brevard



BEFORE ME, personally came and appeared **Emile Reid**, to me personally known [or, if not personally known, produced FDL 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 16 day of March, 2006 in the aforesaid State and County.

Joyce E. Chick



My Commission expires: 10/26/09

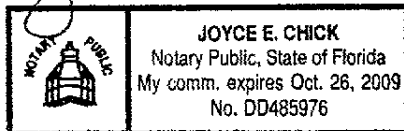
ACCEPTANCE BY REGISTERED AGENT

The undersigned, **Ariana Odom**, hereby accepts the appointment as registered agent of **Palm Harbor Park Homeowners Association, Inc.**, which is contained in the foregoing Articles of Incorporation.

Dated this 16 day of March, 2006.

Joyce E. Chick

Ariana Odom
Ariana Odom (Agent)



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2006 MAR 21 P 1:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PALM HARBOR PARK HOME OWNERS ASSOCIATION, INC.
EXHIBIT A
INITIAL MEMBERS

Minnie Myers
Gladys & Victor Speckman
Harold & Billie Pollard
Kenneth Spicer
William Ralph
Harold Szankovics
Bill & Betty Smith
Helen White
Ariena Odom
Jerry Smith
Howard Harlow
Larry & Margaret DeMatteo
Art & Connie Stoeke
Thomas Hodge
Joseph & Carol Sanford
Mary Douglas
Lucy Cavuo
Theodore & Jeannette Karpf
Delmore & Barbara Flint
Jeannette Hardy
Carol Taplin & Daurena Harrison
E.L. Pete & Emma Frances Reid
Frank & Edna Murell
Albert Milliron & Mary Lank
John Yazwinski
Richard Kennedy
Cynthia Dalton
John & Patti London
Kenneth Cowell
Theresa Ketting
James Powell
Robert Moore
Joann Hovatter
Bill & Norma Myers Jack Hancock

Paula Slater
Betty Vandervort
Jeanette Henry
Samuel Seymour Rodney McKinney
Mary Workoff
Catherine Leidner
Robert & Jennifer Frederick
Nelson Shultz
Gilbert Gilbert
George Vincent
Kevin Anderson
June Garrett
Charles Persinger
Alfonso Mazza
Edward Lawler
Freddie Lee
Juanita Czizota