

NO6000004217

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

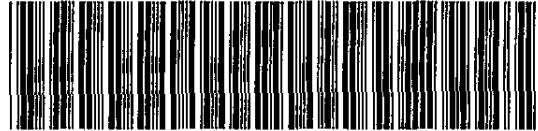
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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06 APR 17 AM 10:08

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STATE OF FLORIDA
CLERK OF COURT

05 APR 17 PM 12:00

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CLERK OF COURT
STATE OF FLORIDA

B. McKnight APR 18 2006

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

City/St/Zip

850-222-2785

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- KIDRON AVENUE CONDOMINIUM ASSOCIATION, INC.

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

ARTICLES OF INCORPORATION
OF
KIDRON AVENUE CONDOMINIUM ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 APR 17 AM 10:08

ARTICLE I - NAME

The name of this corporation is KIDRON AVENUE CONDOMINIUM ASSOCIATION, INC. The principal address for the office of the corporation is 20 West Alice Avenue, Hooksett, New Hampshire 03016.

ARTICLE II. - PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapters 617 and 718, Florida Statutes, and include providing for the maintenance, preservation, administration and management of KIDRON AVENUE CONDOMINIUM, pursuant to a Declaration of Condominium recorded in the Public Records of Charlotte County, Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his interest in the common elements of the condominium.

ARTICLE III - POWERS AND DUTIES

The corporation shall have all of the common law and statutory powers of a corporation not for profit under the laws of Florida and all of the powers and duties set forth in the Condominium Act, the Declaration of Condominium and the Bylaws to the extent that they are not inconsistent with the Condominium Act.

ARTICLE IV - MEMBERS

The qualification of members, the manner of their admission and voting by members shall be as follows: Any person or persons or entity that hold(s) title in fee simple to a unit in KIDRON AVENUE CONDOMINIUM, shall, by virtue of such ownership, automatically be a member of this corporation. Each unit owner in the condominium shall have one vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium and Bylaws.

ARTICLE IV - DURATION

This corporation shall exist perpetually.

ARTICLE V - SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation is as follows:

James Flynn	20 West Alice Avenue Hooksett, New Hampshire 03016
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ARTICLE VI - REGISTERED OFFICE

The street address and mailing address of the initial registered office of this corporation shall be: 21175 Olean Boulevard, Port Charlotte, Florida 33952. The name of the initial registered agent at such address is Cheyenne R. Young .

ARTICLE VII - GOVERNING BODY

The affairs of the corporation are to be managed by a Board of Administration consisting of three (3) Directors. The Directors will be elected each year at the annual meeting of the Corporation as provided for in the Bylaws.

ARTICLE VIII - OFFICERS

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

James Flynn	President/Secretary
Teresa Flynn	Vice President/Treasurer

ARTICLE IX - DIRECTORS

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

James Flynn	20 West Alice Avenue, Hooksett, New Hampshire 03016
Teresa Flynn	20 West Alice Avenue, Hooksett, New Hampshire 03016
Anne Hickey	20 West Alice Avenue, Hooksett, New Hampshire 03016

ARTICLE X - BYLAWS

The Bylaws regulating the operation of the corporation are annexed to the Declaration of Condominium. The Bylaws may not be amended without the consent of Developer so long as the Developer holds units for sale in the ordinary course of business at least one (1) unit in the condominium operated by the Association, as provided for in the Declaration and Bylaws.

ARTICLE XI - AMENDMENTS TO ARTICLES

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by the unanimous consent of the members, provided, however, that these Articles may not be amended without the consent of the Developer, so long as the Developer holds for sale in the ordinary course of business at least one (1) unit in the condominium operated by the Association. Due notice of the meeting must be given as provided for in the Bylaws.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 3rd day of April, 2006.

Witnesses:

Sign: Sherry L. Sullivan

Print: Sherry L. Sullivan

Sign: Timothy J. McGinnis Jr.

Print: Timothy J. McGinnis Jr.

James Flynn
James Flynn

STATE OF NH
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of April, 2006 by James Flynn, who is: [] personally known to me or who [☒] produce DL as identification and who [] did or [] did not take an oath.

Sherry L. Sullivan
Notary Public

SHERRY L. SULLIVAN
Notary Public - New Hampshire
My Commission Expires February 9, 2010

**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

KIDRON AVENUE CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as indicated in the articles of incorporation, has designated Cheyenne R. Young whose street address is c/o McKinley, Ittersagen, Gunderson & Berntsson, P.A., 21175 Olean Boulevard, Port Charlotte, Florida 33952, as its agent to accept service of process within this state.

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.


Registered Agent

06 APR 17 AM 10:08
SECRETARY OF STATE
DIVISION OF CORPORATIONS