

# N06000006212

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## FLORIDA PROFIT/NON PROFIT CORPORATION

**Townhouses of Coral Springs Inc.**

Certificate of Status	1
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MRB 6/9  
6/8/2006

## ARTICLES OF INCORPORATION

*The undersigned, acting as incorporator(s) of a corporation pursuant to chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:*

## ARTICLE I NAME

The name of the corporation shall be:

**Townhouses of Coral Springs Inc.**

## ARTICLE II PRINCIPAL

**Principal place of business and mailing address**

The principal place of business and mailing address of this corporation shall be:

**Townhouses of Coral Springs Inc.**

**11590 NW 45th Street**

**Coral Springs, FL 33065**

## ARTICLE III PURPOSE(S)

**The nonprofit organization is formed for the purpose of creating responsibility for the water meter and common ground within a small townhouse group.**

Said organization is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization 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 the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distributions of statements) and political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from Federal income tax under section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future tax code, or (b) by an organization, contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future Federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization of organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

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**ARTICLE IV**

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**Manner of election of directors**

The manner in which the directors are elected or appointed is as follows:

**The Method of election of directors are to be stated in the bylaws.**

**ARTICLES V**

**Initial Directors/Officers**

The names and street addresses of the Directors/Officers: (OPTIONAL)

**Charles Joseph- 11590 NW 45th Street, Coral Springs, FL 33065 - President/Director**  
**Joyce Joseph- 11590 NW 45th Street, Coral Springs, FL 33065 - Vice President/Director**  
**David Grasman- 11594 NW 45th Street, Coral Springs, FL 33065 - Treasurer/Director**  
**Marie Padilla - 11592 NW 45th Street, Coral Springs, FL 33065 - Secretary/Director**

**ARTICLES VI**

**Initial registered agent and street address**

The name and the street address of the initial registered agent is:

**Joyce Joseph**  
**11590 NW 45th Street**  
**Coral Springs, FL 33065**

**ARTICLES VII**


**Incorporators**

The name(s) and the street address(es) of the Incorporator(s) for these articles of Incorporation is (are):

**Charles Joseph**  
**11590 NW 45th Street**  
**Coral Springs, FL 33065**

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

1st day of June 2006.

  
SIGNATURE

Charles Joseph  
Incorporator

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

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN THE DESIGNATING THE REGISTERED OFFICE/AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: **Townhouses of Coral Springs Inc.**

2. The name and address of the registered agent and office is:

**Joyce Joseph**  
Name  
**11590 NW 45th Street**  
(P.O. Box or Mail Drop Box NOT Acceptable)  
**Coral Springs, FL 33065**  
(City / State / Zip)

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*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 the statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as registered agent.*

  
Joyce Joseph  
Signature

**June 1, 2006**  
(Date)

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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**V.J. Castellano, P.A.**

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Page Count	05
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ARTICLES OF INCORPORATION  
OF  
V.J. CASTELLANO, P.A.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned Incorporator hereby executes these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of the State of Florida.

ARTICLE I  
NAME

The name of this Corporation shall be:

V.J. CASTELLANO, P.A.

ARTICLE II  
PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal office and the mailing address of this Corporation shall be 12850 Commodity Place, Tampa, Florida 33626.

ARTICLE III  
CAPITAL STOCK

1. Authorized Capitalization. The total number of shares of capital stock authorized to be issued by this Corporation shall be Ten Thousand (10,000) shares of common stock, par value \$1.00 per share (the "Common Stock").
2. Payment for Stock. All or any part of the consideration for the issuance of the capital stock of this Corporation may be in cash, property, or labor or services at a fair valuation to be fixed by the Board of Directors at a meeting called for that purpose, which consideration, in any event, shall not be less than the par value of the shares issued therefor. All stock when issued shall be fully paid and nonassessable.
3. Voting. The voting power of this Corporation shall be vested solely in the Common Stock. Holders of shares of Common Stock shall be entitled to one vote for each share of Common Stock. There shall be no cumulative voting in the election of Directors.
4. Dividends. Any and all dividends are to be shared among the holders of shares of outstanding Common Stock on a share for share basis.

ARTICLE IV  
EXISTENCE OF CORPORATION

This Corporation shall have perpetual existence.

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ARTICLES OF INCORPORATION  
for V.J. CASTELLANO, P.A.  
Page 2

ARTICLE V  
REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of this Corporation shall be located at 12850 Commodity Place, Tampa, Florida 33626, and the initial registered agent of this Corporation at such office shall be VINCENT J. CASTELLANO, JR. This Corporation shall have the right to change such registered agent and such registered office from time to time, as provided by law.

ARTICLE VI  
BOARD OF DIRECTORS

The Board of Directors of this Corporation shall consist of a number of Directors to be fixed from time to time by the stockholders or the bylaws. The business and affairs of this Corporation shall be managed by the Board of Directors, which may exercise all such powers of this Corporation and do all such lawful acts and things as are not by law directed or required to be exercised or done only by the stockholders.

ARTICLE VII  
INITIAL BOARD OF DIRECTORS

The initial Board of Directors of this Corporation shall consist of one (1) member, who shall hold office until a successor has been duly elected and qualified. The name and street address of the initial Director are:

<u>Name</u>	<u>Address</u>
VINCENT J. CASTELLANO, JR.	12850 Commodity Place Tampa, Florida 33626

ARTICLE VIII  
INCORPORATOR

The name and street address of the Incorporator making these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
VINCENT J. CASTELLANO, JR.	12850 Commodity Place Tampa, Florida 33626

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ARTICLES OF INCORPORATION  
for V.J. CASTELLANO, P.A.  
Page 3

**ARTICLE IX**  
**BUSINESS AND PURPOSES**

The purpose for which this Corporation is organized is to engage in the practice of real estate sales through its agents, officers and employees who are duly licensed or otherwise legally authorized to render those professional services within the State of Florida. This Corporation shall engage in no other business than as set forth herein.

**ARTICLE X**  
**BYLAWS**

The Bylaws of this Corporation shall be for the government of this Corporation and may contain any provisions or requirements for the management or conduct of the affairs and business of this Corporation, provided the same are not inconsistent with the provisions of these Articles of Incorporation, or contrary to the laws of the State of Florida or of the United States of America.

**ARTICLE XI**  
**AMENDMENT OF ARTICLES OF INCORPORATION**

This Corporation reserves the right to amend, alter, change, or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon the stockholders herein are subject to this reservation.

**ARTICLE XII**  
**AFFILIATED TRANSACTIONS**

The provisions of Section 607.0901, Florida Statutes, relating to affiliated transactions, shall be inapplicable to this Corporation.

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ARTICLES OF INCORPORATION  
for V.J. CASTELLANO, P.A.  
Page 4

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation for the uses and purposes therein stated.

DATED this 7<sup>th</sup> day of June, 2006.

Vincent J. Castellano  
VINCENT J. CASTELLANO, JR.

## ACCEPTANCE OF SERVICE AS REGISTERED AGENT

The undersigned, VINCENT J. CASTELLANO, JR., having been named as registered agent to accept service of process for the above-named corporation at the registered office designated in the Articles of Incorporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of such position.

DATED this 7<sup>th</sup> day of June, 2006.

Vincent Castellano Jr  
VINCENT J. CASTELLANO, JR.

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