

Division of Corporations

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# N060000006381

Florida Department of State  
Division of Corporations  
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## FLORIDA PROFIT/NON PROFIT CORPORATION

Ranch Estates Homeowners Association, Inc.

Certificate of Status	0
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**ARTICLES OF INCORPORATION  
OF  
RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.  
A Florida Corporation Not For Profit**

Articles of Incorporation of the undersigned a majority of whom are citizens of the United States, desiring to form a Not For Profit Corporation under the Florida Not For Profit Corporation Act do hereby certify:

**ARTICLE I  
NAME AND INITIAL PRINCIPAL OFFICE**

The name of the corporation shall be Ranch Estates Homeowners Association, Inc. The street address and mailing address of the initial principal office of the corporation shall be PO Box 510240, Punta Gorda, Florida, 33951.

**ARTICLE II  
DURATION**

Ranch Estates Homeowners Association, Inc. shall have perpetual existence.

**ARTICLE III  
PURPOSE**

The purposes for which the Ranch Estates Homeowners Association, Inc. is organized are as follows:

**Section 1.** To operate as a corporation pursuant to the Florida Not For Profit Corporation Act (Chapter 617 of the Florida Statutes) and to exercise all of the common law and statutory powers of a corporation not for profit under the laws of Florida which are not in conflict with the terms of these Articles.

**Section 2.** To own, maintain and administer the community property and facilities, including the roadway, docks, and stormwater management facilities, referred to as the "Common Areas" and as set forth or to be set forth in the Declaration Of Restrictions Of Ranch Estates Homeowners Association, Inc.

**Section 3.** To administer and enforce the restrictions and covenants contained in the Declaration Of Restrictions Of Ranch Estates Homeowners Association, Inc.

**Section 4.** To collect and disburse assessments and charges created in the Declaration Of Restrictions Of Ranch Estates Homeowners Association, Inc.

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**Section 5.** To further any other purposes as are, or may be by amendment thereto, set forth in these Articles or by the Bylaws.

**ARTICLE IV**  
**MEMBERS**

The qualification of members and the manner of their admission shall be as regulated by the Bylaws.

**ARTICLE V**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of this Corporation is 99 Nesbit Street, Punta Gorda, Florida 33950, and the name of the initial registered agent of this Corporation at that address is Michael P. Haymans.

**ARTICLE VI**  
**DIRECTORS**

**Section 1.** The affairs of the Ranch Estates Homeowners Association, Inc. shall be managed by a Board consisting of not less than one (1) Director. The number and qualifications of Directors shall be determined in accordance with the Bylaws. In the absence of such determination, there shall be one (1) Director.

**Section 2.** The Directors of the Ranch Estates Homeowners Association, Inc. shall be *elected by the members.*

**Section 3.** The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

<u>Name</u>	<u>Address</u>
DAVID L. ANTHONY	PO BOX 510240 Punta Gorda, FL 33951
BARBARA E. ANTHONY	PO BOX 510240 Punta Gorda, FL 33951
WILLIAM COX	PO BOX 510240 Punta Gorda, FL 33951

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**OFFICERS**

**Section 4.** The officers of the corporation shall be President, Vice President, a Secretary, a Treasurer and such other officers as may be provided in the Bylaws.

**Section 5.** The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

<u>Name</u>	<u>Office</u>
David L. Anthony	President
William Cox	Vice President
Barbara E. Anthony	Secretary, Treasurer

**ARTICLE VII  
BYLAWS**

**Section 1.** The Directors of this corporation may provide such Bylaws for the conduct of business and for carrying out the purposes of the corporation as may be necessary from time to time.

**Section 2.** The Bylaws may be amended, altered or rescinded by the Directors in the manner set forth in the Bylaws.

**ARTICLE VIII  
AMENDMENTS**

**Section 1.** These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose by a majority vote of the Board of Directors either in person or by proxy. Notice of such special meeting shall be given at least fourteen (14) days prior to the meeting in the manner set forth in the Bylaws.

**Section 2.** Amendments may also be made at a regular meeting of the Board of Directors upon notice given, as provided for in the Bylaws, of intention to submit such amendments, which notice shall be given at least fourteen (14) days prior to the meeting at which such amendment shall be considered.

**Section 3.** Any proposed amendments shall be submitted to the membership in the manner provided for in the Bylaws at least thirty (30) days prior to the time of the meeting at which the amendment shall be considered.

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**Section 4.** Amendments altering, transferring, or abandoning the Associations' obligations to operate and/or maintain the stormwater management facilities of Ranch Estates Homeowners Association, Inc. shall be prohibited unless prior written authorization is provided by the Southwest Florida Water Management District or its successor.

**ARTICLE IX**  
**INDEMNIFICATION**

The Corporation shall indemnify any officer, director, employee or agent, or any former officer, director, employee or agent to the full extent permitted by law.

**ARTICLE X**  
**INCORPORATOR**

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

Name

Address

Michael P. Haymans

99 Nesbit Street  
Punta Gorda, FL 33950

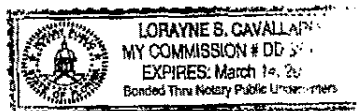
IN WITNESS WHEREOF, I have hereunto subscribed my name this 9 day of June, 2006.

 (SEAL)  
MICHAEL P. HAYMANS

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Michael P. Haymans, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County of Charlotte and State of Florida, the day and year last aforesaid.



  
Notary Public

LORAYNE S. CAVALLARO

228058 MPH/lsc

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**CERTIFICATE  
DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

Pursuant to Florida law, the following is submitted, in compliance therewith:

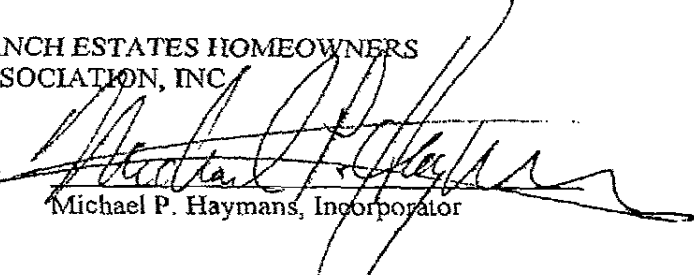
First: That, RANCH ESTATES HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the articles of incorporation, Punta Gorda, County of Charlotte, State of Florida, has named:

MICHAEL P. HAYMANS

located at 99 Nesbit Street, Punta Gorda, Florida 33950, County of Charlotte, State of Florida as its agent to accept service of process within this State.

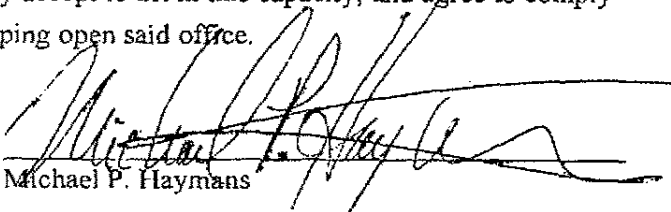
RANCH ESTATES HOMEOWNERS  
ASSOCIATION, INC.

By

  
Michael P. Haymans, Incorporator

**ACCEPTANCE**

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

  
Michael P. Haymans

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