

NO6000010881

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

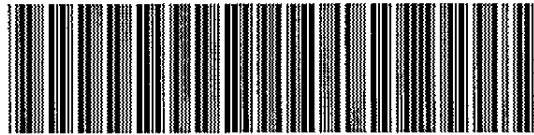
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400080089364

10/12/06--01002--005 **70.00

RECEIVED

06 OCT 11 PM 3:45

FILED

06 OCT 17 PM 1:30

CLERK OF STATE
TALLAHASSEE, FLORIDA

D. WHITE OCT 18 2006

PENSON & PADGETT

A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
WWW.PENSONANDPADGETT.COM

ALBERT C. PENSON
TIMOTHY D. PADGETT*
JENNIFER L. SWEETING
ERIC S. HAUG
DONNA S. BIGGINS

*CERTIFIED MEDIATOR

2810 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA 32308
(850) 561-8000 TELEPHONE
(850) 561-8030 FACSIMILE

October 11, 2006

Via Hand Delivery

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Northwest Commons Condominiums, Inc.

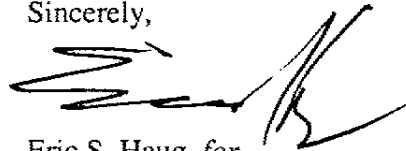
Dear Division of Corporations:

Enclosed are an original and one (1) copy of the Articles of Incorporation for filing regarding the above-referenced corporation.

Should you have any questions or require additional information, please contact me.

Your cooperation in this matter is greatly appreciated.

Sincerely,



Eric S. Haug for
Penson & Padgett, P.A.

ESH/ca
Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 13, 2006

ERIC S. HAUG, ESQUIRE
PENSON & PADGETT, P.A.
2810 REMINGTON GREEN CIRCLE
TALLAHASSEE, FL 32308

SUBJECT: NORTHWEST COMMONS CONDOMINIUMS, INC.
Ref. Number: W06000045042

We have received your document for NORTHWEST COMMONS CONDOMINIUMS, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

Florida law requires the street address of the principal office and, if different the mailing address of the entity. A post office box is not acceptable for the principal office.

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) 245-6933.

Dale White
Document Specialist
New Filing Section

Letter Number: 306A00061113

RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2006 OCT 17 PM 3:37
TO AGENCY/EDGE
SUFFICIENCY OF FILING

**ARTICLES OF INCORPORATION OF
NORTHWEST COMMONS CONDOMINIUMS, INC.**

I, the undersigned natural person competent to contract, acting as incorporator of a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following articles of incorporation.

**Article I
Name**

The name of this corporation is **NORTHWEST COMMONS CONDOMINIUMS, INC.**

**Article II
Address**

The principal place of the corporation's business is 3944 Northwest Passage, Tallahassee, Florida 32303 and the mailing address of the corporation is 3360 Capital Circle N.E., Suite A, Tallahassee, Florida 32312.

**Article III
Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of **NORTHWEST COMMONS CONDOMINIUMS, INC.**, a condominium under the Florida Condominium Act pursuant to a declaration of condominium.

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 non-recurring 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 or her interest in the common elements of the condominium.

Article IV Members

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

Article V Initial Registered Office and Agent

The street address of the initial registered office of the corporation is Penson & Padgett, P.A., 2810 Remington Green Circle, Tallahassee, Florida 32308.

The name of the initial registered agent at the office is: Eric S. Haug, Esquire.

Article VI Incorporators

The name and residence of the incorporator of the corporation is as follows:

GEORGE H. HARRISON III 3360 Capital Circle N.E., Suite A, Tallahassee, FL 32312

Article VII Directors

The number of persons constituting the first board of directors is two (2). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified is:

GEORGE H. HARRISON III 3360 Capital Circle N.E., Suite A, Tallahassee, FL 32308
WILLIAM A. WOOLINGTON III 11076 Wildlife Trail, Tallahassee, FL 32312

Article VIII Officers

The affairs of the corporation are to be managed by a president and secretary who will be accountable to the board of directors. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who is to serve until the first election of officers are as follows:

GEORGE H. HARRISON III	President
WILLIAM A. WOOLINGTON III	Secretary

Article XI Bylaws

Bylaws regulating operation of the corporation will be adopted by the Board of Directors at an organizational meeting following the filing of these articles. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

Article X Powers of Corporation

To promote the health, safety, and welfare of the residents of NORTHWEST COMMONS CONDOMINIUMS, INC., the corporation may:

(1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws, as those documents may from time to time be amended.

(2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium;

(4) Take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it on the vote of 100% percent of members, and transfer, lease, and convey any such property.

(6) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of 100% percent of the members.

(7) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

Article XI Dissolution

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

In witness, I, the undersigned, being the incorporator of this corporation, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these Articles of Incorporation on October 13th, 2006.




GEORGE H. HARRISON III

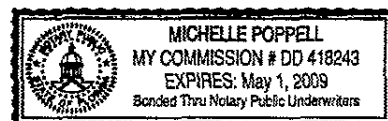
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by GEORGE H. HARRISON III who ☒ is personally known to me ☐ produced the identification listed below, and are known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13th day of October, 2006.



NOTARY PUBLIC
My Commission Expires:



ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

STATE OF FLORIDA
OFFICE OF THE SECRETARY OF STATE

The undersigned, having been designated as Agent for the service of process with the State of Florida, upon NORTHWEST COMMONS CONDOMINIUMS, INC., a corporation, organized under the laws of the State of Florida, does hereby accept the appointment as such agent for the above-named corporation.

IN WITNESS WHEREOF, the name of said registered agent is hereunto affixed at Tallahassee, Leon County, Florida, this 15th day of October, 2006.


ERIC S. HAUG

FILED
06 OCT 17 PM 1:30
CLERK OF STATE
TALLAHASSEE, FLORIDA