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Townhomes of Central Blvd. Homeowners Association, I

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ARTICLES OF INCORPORATION
OF
TOWNHOMES OF CENTRAL BLVD. HOMEOWNERS ASSOCIATION, INC.
a Florida not for profit corporation

By these Articles of Incorporation, the undersigned incorporator forms a corporation not-for-profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions (these "Articles"):

ARTICLE 1
NAME

The name of the corporation shall be **TOWNHOMES OF CENTRAL BLVD. HOMEOWNERS ASSOCIATION, INC.** (the "Association").

ARTICLE 2
PRINCIPAL OFFICE

The principal office and mailing address of the corporation shall initially be located at 2700 E. Central Boulevard, Orlando, Florida, 32803-6107, and subsequently at such other location in the State of Florida as shall be determined by the Board of Directors.

ARTICLE 3
PURPOSE AND POWERS

The purpose for which the Association is organized is to provide a corporate entity to act as a residential homeowners association under Sections 617.301 - 617.312, Florida Statutes, for the operation of a Residential Townhome Community, located in Orange County, Florida.

The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit, and no portion of any earning of the Association shall be distributed or insure to the private benefit of any Member, Director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under Florida law, except as limited or modified by these Articles, the Declaration of Covenants, Conditions and Restrictions to which these Articles are attached as a recorded exhibit, or the Bylaws of the Association, and it shall have all other powers and duties reasonably necessary to operate the Community, and effectuate the purpose for which it is organized pursuant to said Declaration of Covenants, Conditions and Restrictions as it may hereafter be amended, including but not limited to the following:

- (A) To levy and collect assessments against Members of the Association to defray the costs, expenses and losses of the Association, and to use the proceeds of assessments in the exercise of its powers and duties.
- (B) To own, lease, maintain, repair, replace or operate any portions of the Common Areas.

- (C) To purchase insurance for the protection of the Association and its Members.
- (D) To reconstruct improvements after casualty and to make further improvements of the properties.
- (E) To make, establish, amend and enforce reasonable rules and regulations governing the use of the Common Areas and the operation of the Association.
- (F) To sue and be sued, and to enforce the covenants and restrictions in the Declaration of Covenants, these Articles and the Bylaws of the Association.
- (G) To employ accountants, attorneys, architects, or other professional personnel, and to contract for services necessary to perform the services required for property operation and maintenance of the Properties.
- (H) To acquire, own and convey real property, and to enter into agreements, or acquire leaseholds, easements, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities. It has this power regardless of whether the lands or facilities are contiguous to the lands of the Community, if they are intended to provide enjoyment, recreation, or other use or benefit to the Members.
- (I) To borrow or raise money for any purposes of the Association, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest therein, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Covenants, these Articles of Incorporation and the Bylaws.

ARTICLE 4 MEMBERSHIP AND VOTING RIGHTS

All owners of Lots and Units shall be voting members. Membership and voting rights shall be as set forth in the Declaration of Covenants, Conditions and Restrictions for the Community, to which these Articles shall be attached as an Exhibit, and in the Bylaws of the Association.

ARTICLE 5 TERM

The term of the Association shall be perpetual.

ARTICLE 6 BYLAWS

The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

- (B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
- (C) A transaction from which the Director or officer derived an improper personal benefit.
- (D) Wrongful conduct by Director or officers appointed by the Declarant, in a proceeding brought by or on behalf of the Association.

In the event of an out-of-court settlement of litigation, the right to indemnification shall not apply unless a majority of the disinterested Directors approves the settlement and indemnification as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or officer may be entitled.

**ARTICLE 10
REGISTERED AGENT**

HUBERT C. NORMILE, JR., whose address is 1800 W. Hibiscus Blvd., Suite 138, Melbourne, Florida, 32901, is hereby appointed the initial registered agent of this Association.

Executed this 8th day of February, 2007.

WITNESSES:

[Signature]
Print Name: Hubert C. Normile, Jr.

[Signature]
HUBERT C. NORMILE, JR., Incorporator

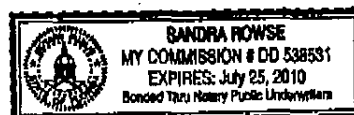
[Signature]
Print Name: [Signature]

STATE OF FLORIDA
COUNTY OF Brevard

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, HUBERT C. NORMILE, JR., to me well known and well known to me to be the person described in and who executed the foregoing and he acknowledged before me that he executed the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth and expressed.

Witness my hand and seal this 8th day of February, 2007.

[Signature]
NOTARY PUBLIC



ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for the above-stated corporation at 1800 W. Hibiscus Blvd., Suite 138, Melbourne, Florida, 32901, 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 statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.



HUBERT C. NORMILE, JR.
Registered Agent

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