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FLORIDA PROFIT/NON PROFIT CORPORATION

Pointe West H.O.A., Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

POINTE WEST H.O.A., INC.

In accordance with Chapters 617 and 723, Florida Statutes, the undersigned corporation adopts the following Articles of Incorporation as a corporation not-for-profit.

ARTICLE I — NAME

The name of this corporation is **Pointe West H.O.A., Inc.**

ARTICLE II — ADDRESS

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

Pointe West H.O.A., Inc.
12651 Seminole Blvd., Lot # 4-H
Largo, FL 33778

ARTICLE III — PURPOSES AND POWERS

A. Purpose. The purpose of the corporation is to:

1. Negotiate for, acquire and operate the **Pointe West Resident Owned Community**, 12651 Seminole Blvd., Largo, Florida (the "Park") on behalf of the Mobile Home Owners (as that term is defined in §723.003(5), *Fla. Stat.*, and to undertake all of the functions contained in the bylaws of the corporation and the controlling documents of this corporation, and all functions allocated by law to such corporations, and to corporations not-for-profit by Chapter 617, Florida Statutes; and further, to own, operate, lease, sell, trade and otherwise deal with property in accordance with the law, the bylaws of the corporation, and these Articles.

2. Upon acquisition of the Park, to convert it to a condominium, cooperative, or a subdivision form of ownership, or another type of ownership.

B. Powers. In furtherance of the purposes of the corporation, the corporation may:

1. Exercise all rights and powers conferred upon corporations not-for-profit and Mobile Home Park (as that term is defined in §723.003(6), *Fla. Stat.*) homeowners' associations under the laws of the State of Florida, and as set forth in these Articles of Incorporation and the bylaws of the corporation, and in any recorded covenants, conditions, declarations, proprietary leases, or restrictions encumbering property owned by the corporation;

2. Upon acquisition of the Park, to maintain, manage, and operate the Park, for and on behalf of the lot or unit owners of the Park;

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3. Offer lots or units for sale or lease in the ordinary course of business, and be the entity that owns the record interest in the property;

4. Institute, maintain, settle or appeal actions or hearings in its name, on behalf of all members of this corporation, as appropriate to their status, concerning matters of common interest, including, but not limited to, the common property, structural components of buildings (including mobile homes owned by the corporation, but not including Mobile Homes (as that term is defined in §723.003(3), *Fla. Stat.*) owned by members) and other improvements, mechanical, electrical and plumbing elements serving the common property, and protests of taxes on commonly used facilities;

5. Fix, levy, collect and enforce payment by any lawful means, all charges and assessments made pursuant to the terms of the bylaws of the corporation and its property; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges, levied or imposed against the property of the corporation, and to lease, maintain, repair, and replace the common areas of the property of the corporation;

6. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property, in connection with the affairs of the corporation, and purchase lots or units in the property and to acquire and hold, lease, mortgage, and convey them;

7. Modify, move or create any easement for ingress or egress or for the purposes of utilities, if the easement constitutes part of or crosses the property; however, this section does not authorize the corporation to modify or move any easement created in whole or in part for the use or benefit of anyone other than the members, or crossing the property of anyone other than the members, without their consent or approval as required by law or the instrument creating the easement; nothing in the section affects the rights of ingress or egress of any member of the homeowners' association;

8. Make and enforce reasonable rules and regulations governing the use of lots or units, common property, and any other property owned by the corporation;

9. Borrow money, mortgage, pledge, deed in trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

10. Dedicate, sell or transfer in fee simple all or any part of the corporation's property to any public bodies or governmental agencies or authorities or public or private utility companies.

ARTICLE IV — INITIAL DIRECTORS AND/OR OFFICERS

The corporation shall have three (3) directors initially. The number of directors may be increased or decreased from time to time by the method stated in the bylaws, but shall never be less than three (3). The names and addresses of the initial directors of the corporation are:

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Robert Mitchell
12651 Seminole Blvd., Lot 6-M
Largo, FL 33778

Linda Ryan
12651 Seminole Blvd., Lot # 4-H
Largo, FL 33778

Joan Franzoni
12651 Seminole Blvd., Lot #15-M
Largo, FL 33778

ARTICLE V — MANNER OF ELECTION OF DIRECTORS

The manner in which the directors are elected or appointed shall be that the directors shall be elected by the members in the manner set forth in the Bylaws of the corporation, which shall not be in conflict with the requirements of §723.078(2)(d), *Fla. Stat.*

ARTICLE VI — MEMBERSHIP

A. Members. The members of the corporation shall consist of all of the record title Mobile Home Owners (as that term is defined in §723.003(5), *Fla. Stat.*), in the Park.

B. Voting Power. Each membership shall entitle the holder thereof to one (1) vote, with each member having equal voting powers. Each such membership shall be equal with every other membership. Each membership, when issued, shall be fully paid and assessable.

C. Ownership Restricted. Ownership of memberships in the corporation is restricted to the record title Mobile Home Owners (as that term is defined in §723.003(5), *Fla. Stat.*) in the Park, provided however, that each such Mobile Home shall have only one (1) membership appurtenant thereto, regardless of how many persons or entities hold an interest therein. Nothing herein is intended or shall be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Mobile Home within the Park.

ARTICLE VII — ASSESSMENTS

Members may be assessed by the corporation for obligations of the corporation. Assessments shall be utilized by the corporation in paying the obligations of the corporation as authorized by the board of directors.

ARTICLE VIII — AMENDMENT

These Articles of Incorporation may be amended by an instrument in writing executed in conformance with the requirements of Chapter 617, Florida Statutes, and Chapter 723, Florida Statutes for the amendment of articles of incorporation.

ARTICLE IX — REGISTERED AGENT

The name and Florida address of the registered agent of the corporation is:

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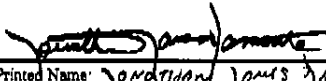
Jonathan James Damonte, Chartered
12100 Seminole Blvd.
Seminole, FL 33778

ARTICLE X — INCORPORATOR

The name and street address of the Incorporator to these Articles of Incorporation is:

Jonathan James Damonte
12110 Seminole Blvd.
Largo, FL 33778

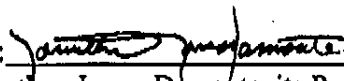
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation
this 4th day of July, 2007.


Printed Name: Jonathan James Damonte
Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation
at the place designated in this certificate, I am familiar with and accept the appointment as registered agent
and agree to act in this capacity.

Jonathan James Damonte, Chartered

By: 
Jonathan James Damonte, its President

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