

128000008691

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

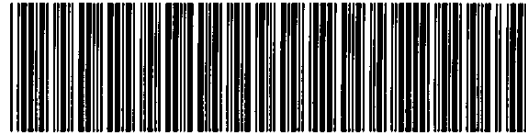
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100106194751

08/13/07--01055--005 \*\*78.75

2007 SEP -4 PH 12: 32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

J. Simmons SEP 05 2007

2007-39504



LAW OFFICES OF  
**STADLER & HARRIS, P.A.**

Richard E. Stadler  
 Elizabeth Siano Harris  
 Of Counsel  
 Katherine Wyatt  
 Paralegal  
 Lori A. Hurd  
 Paralegal

August 9, 2007

Secretary of State  
 Corporate Division  
 The Capital  
 409 E. Gaines Street  
 Tallahassee, Florida 32399

Re: Articles of Incorporation  
**ROYAL MANOR HOMEOWNERS ASSOCIATION, INC.**

Gentlemen:

I am enclosing herewith an original and a copy of Articles of Incorporation for ROYAL MANOR HOMEOWNERS ASSOCIATION, INC. In addition, my check in the amount of \$78.75 is enclosed to cover the following fees:

Filing Fee	\$ 35.00
Certified Copy	8.75
Registered Agent Fee	<u>35.00</u>
Total	\$ 78.75

Please file the original Articles of Incorporation and return a certified copy to the undersigned in the enclosed envelope.

I thank you in advance for your prompt assistance.

Very truly yours,

Richard E. Stadler

2007 SEP -4 PM 12: 32  
 FILED  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**ROYAL MANOR OF TITUSVILLE HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby subscribe to these Articles of Incorporation and execute same for the purpose of becoming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of the Corporation shall be **ROYAL MANOR OF TITUSVILLE HOMEOWNERS ASSOCIATION, INC.**, a Corporation not for profit, hereafter called "Association".

**ARTICLE II - DURATION**

The corporation shall have perpetual existence commencing on the filing of these Articles with the Secretary of State of the State of Florida. The corporation shall exist in perpetuity.

**ARTICLE III - PURPOSE**

The corporation is organized as a not for profit corporation which is formed to provide for the maintenance and preservation of common areas within the Royal Manor subdivision and for such other properties as may be added to the jurisdiction of the Corporation, including, but not limited to, the following specific purposes:

- A. Promote the health, safety and welfare of the residents of the Royal Manor subdivision and any additional property added thereto;
- B. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants and Restrictions for the Royal Manor subdivision, hereafter called the "Declaration", applicable to the property and recorded in the Public Records of Brevard County, Florida, and as the same may be amended from time to time. The provisions of said Declaration are incorporated herein the same as if fully set forth herein.
- C. Maintain all non-public paved surfaces, roadways, shoulders, water and sanitary sewer lines and drainage retention facilities as set forth in the Declaration.
- D. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration against Members of the Association;
- E. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system;
- F. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system;

2007 SEP -4 PM 12:33  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
**FILED**

G. 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 Association;

H. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth in the By-Laws provided that any such merger, consolidation or annexation shall have the assent of the Members of the Association by a vote of a majority of a quorum of the Members of the Association present in person or by proxy at a meeting called for that purpose;

I. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### **ARTICLE IV - DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40-C42.027, F.A.C., and be approved by the St. Johns River Water Management District and/or City of Titusville, Brevard County, Florida, prior to such termination, dissolution or liquidation. In no event shall the assets and property of the Corporation be sold or transferred to any corporation organized for profit.

#### **ARTICLE V - PRINCIPAL OFFICE**

The principal office of the corporation is 4374 Fletcher Lane, Titusville, FL 32780. The mailing address for the corporation is P. O. Box 2422, Titusville, FL 32781.

#### **ARTICLE VI - POWERS**

The corporation shall possess and may exercise all of the powers and privileges granted by Chapters 607 and 617 of the Florida Statutes, or by any other law of the State of Florida, together with all powers necessary and convenient to the conduct, promotion or attainment of the activities or purposes of the Corporation.

#### **ARTICLE VII - MEMBERS**

Every person or entity who is a record owner of a fee interest in any Lot or projected Lot which is subject by covenants of record to assessment by the Association, including

contract sellers, shall be a Member of the Association. The foregoing is not intended 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 unit.

**ARTICLE VIII - NOTICE AND QUORUM FOR MEETINGS OF THE ASSOCIATION**

Meetings of the Association shall be called by written notice sent to all Members not less than fourteen (14) days nor more than thirty (30) days prior to the meeting, and the notice shall set forth the purpose of the meeting. Presence at the meeting of Member or of proxies entitled to cast fifty percent (50%) of all votes of the membership shall constitute a quorum.

**ARTICLE IX - INCORPORATORS**

The name and address of the initial incorporators of this corporation are as follows:

- KEN A. MILLER                    4374 Fletcher Lane  
Titusville, FL 32780
  
- CARLEEN M. MILLER            4374 Fletcher Lane  
Titusville, FL 32780
  
- KIMESHA MILLER                2065 Sun Valley Street  
Titusville, FL 32780

**ARTICLE X - BOARD OF DIRECTORS**

The Board of Directors of this Association shall consist of not less than three (3) Directors, who need not be a Member of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

- KEN A. MILLER                    4374 Fletcher Lane  
Titusville, FL 32780
  
- CARLEEN M. MILLER            4374 Fletcher Lane  
Titusville, FL 32780
  
- KIMESHA MILLER                2065 Sun Valley Street  
Titusville, FL 32780

**ARTICLE XI - REGISTERED AGENT**

The name and street address of the initial registered agent and office of this corporation is as follows:

KEN A. MILLER                      4374 Fletcher Lane  
Titusville, FL 32780

**ARTICLE XII – OFFICERS**

The affairs of this corporation shall be managed by the officers which shall consist of a President, Vice President, Secretary and Treasurer. The officers shall be elected at the annual meeting of the Board of Directors and shall serve for a term of one (1) year. The names and addresses of the initial officers of the Corporation are as follows:

President	KEN A. MILLER	4374 Fletcher Lane Titusville, FL 32780
Vice Pres./Sec.	CARLEEN M. MILLER	4374 Fletcher Lane Titusville, FL 32780

**ARTICLE XIII - INDEMNIFICATION**

This corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

**ARTICLE XIV - BY-LAWS**

The By-Laws of the Corporation shall be adopted, altered, amended or repealed only by the vote a majority of the Members at a regular or special meeting of the Members of this Corporation.

**ARTICLE XV - AMENDMENT**

Amendments to these Articles of Incorporation may be made and adopted only by the vote of at least seventy-five percent (75%) of the current Members of the Corporation. Amendments shall be effective when a copy thereof has been filed with the Secretary of State of the State of Florida.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation this 3rd day of AUGUST, 2007.

*Ken A. Miller*  
KEN A. MILLER

*Carleen M. Miller*  
CARLEEN M. MILLER

*Kimesha Miller*  
KIMESHA MILLER

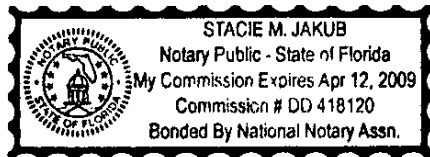
STATE OF FLORIDA )  
COUNTY OF BREVARD )

BEFORE ME, the undersigned authority, personally appeared KEN A. MILLER, CARLEEN M. MILLER, and KIMESHA MILLER, who produced their driver's licenses for identification and who took an oath, and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed the same, this 3rd day of August, 2007.

*Stacie M. Jakub*  
Notary Public, State of Florida

(SEAL)

My Commission Expires: April 12, 2009



**ACCEPTANCE OF REGISTERED AGENT**

TITUSWINE

The undersigned hereby accepts appointment as registered agent for ROYAL MANOR OF HOMEOWNERS ASSOCIATION, INC. and agrees to perform all duties and accept all responsibilities imposed by law.

MAN

*Ken A. Miller*  
KEN A. MILLER

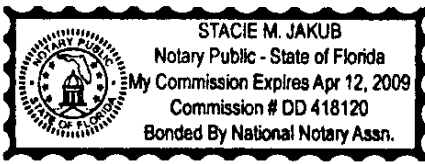
STATE OF FLORIDA )  
COUNTY OF BREVARD )

BEFORE ME, the undersigned authority, personally appeared KEN A. MILLER, who produced his driver's license for identification and who took an oath, and who executed the foregoing Acceptance of Registered Agent and acknowledged before me that he executed the same, this 3<sup>rd</sup> day of August, 2007.

*Stacie M. Jakub*  
Notary Public, State of Florida

(SEAL)

My Commission Expires: April 12, 2009



FILED  
2007 SEP -4 PM 12:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA