

NO7000009235

ERIC HAUG

(Requestor's Name)

HOME-AD, LLC

(Address)

328 ANTON DRIVE

(Address)

TALLAHASSEE FL 32312

(City/State/Zip/Phone #)

850-251-2463



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(Business Entity Name)

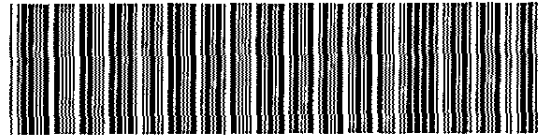
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MRS 9/19

**ARTICLES OF INCORPORATION OF  
STONEBRIDGE GARDEN HOMES CONDOMINIUM, INC.**

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07 SEP 19 PM 4:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned natural person competent to contract acting as incorporators 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 STONEBRIDGE GARDEN HOMES CONDOMINIUM, INC.

**Article II  
Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and includes providing for the maintenance, preservation, administration, and management of STONEBRIDGE GARDEN HOMES, A CONDOMINIUM, formed under the Florida Condominium Act pursuant to a declaration of condominium executed on September 14, 2007, and recorded on September 19, 2007, in Leon County, Florida, under O.R. Book 3767, Page 1831.

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 III  
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 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.

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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 IV**  
**Initial Registered Office and Agent**

Principal

The street address of the initial registered office of the corporation is 328 Anton Drive, Tallahassee, Florida 32312.

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

**Article V**  
**Incorporator**

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

<u>Name</u>	<u>Address</u>
Home-Aid, LLC	328 Anton Drive, Tallahassee, Florida 32312

**Article VI**  
**Directors**

The number of persons constituting the first board of directors is one (1). The name and address of the director who is to serve until the first annual meeting of the members or until their successors are elected and qualified is:

<u>Name</u>	<u>Address</u>
Eric S. Haug	328 Anton Drive, Tallahassee, Florida 32312

At the first annual meeting, the members shall elect from among the members of the corporation four (4) directors for a term of one (1) year each; at each annual meeting after that the members shall elect from among the membership four (4) directors for a term of three years each.

**Article VII**  
**Officers**

The affairs of the corporation are to be managed by a president, vice president, secretary, treasurer, and any other officer as deemed necessary by the board of administration who will be accountable to the board. Officers will be elected annually in the manner set forth in the bylaws.

The name of the officer who is to serve until the first election of officers is as follows:

Name

Eric S. Haug

Address

328 Anton Drive, Tallahassee, Florida 32312

### **Article VIII 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 IX Powers of Corporation**

To promote the health, safety, and welfare of the residents of STRONEBRIDGE GARDEN HOMES, A CONDOMINIUM, 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.
- (5) 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.
- (6) 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 X**  
**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, the undersigned, being the incorporator of this corporation, has, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these Articles of Incorporation on September 19, 2007,

  
\_\_\_\_\_  
Home-Aid, LLC  
By: Eric S. Haug  
As its: Managing Member

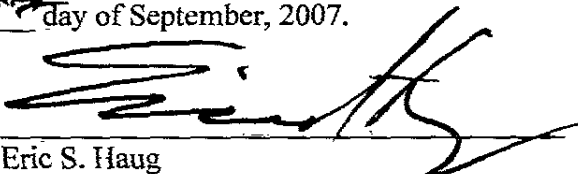
ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

STATE OF FLORIDA  
OFFICE OF THE SECRETARY OF STATE

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07 SEP 19 PM 4:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, having been designated as Agent for the service of process with the State of Florida, upon STONEBRIDGE GARDEN HOMES CONDOMINIUM, 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 19<sup>th</sup> day of September, 2007.

  
\_\_\_\_\_  
Eric S. Haug