

N0700000/0700

MARK FREUND

(Requestor's Name)

989 ILEX WAY

(Address)

(Address)

TALLAHASSEE, FL 32312

(City/State/Zip/Phone #)



PICK-UP



WAIT



MAIL

(Business Entity Name)

(Document Number)

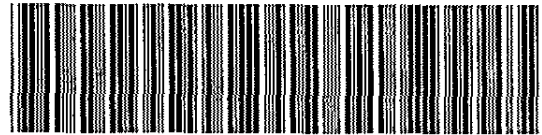
Certified Copies

Certificates of Status

1

Special Instructions to Filing Officer:

Office Use Only



600108435346

11/05/07--01004

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

FILED
07 NOV -2 PM 4:28

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

RECEIVED
07 NOV -2 PM 4:15

141

ARTICLES OF INCORPORATION OF
PALAFOX PRESERVE HOMEOWNERS' ASSOCIATION, INC.

The undersigned, for the purpose of forming a nonprofit corporation under Chapter 617, Florida Statutes, does hereby make and adopt the following Articles of Incorporation of Palafox Preserve Homeowners' Association, Inc.

Article 1

The name of this corporation is: Palafox Preserve Homeowners' Association, Inc.
989 ILEX WAY, TALLAHASSEE, FLORIDA 32312.

Article 2

This Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation may be distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

Article 3

The duration of this Corporation shall be perpetual.

Article 4

The Corporation is organized and shall be operated exclusively to carry out, further, and to effect the Declaration of Covenants and Restrictions as recorded at Book 3760 at Page 00589 of the Public Records of Leon County, Florida, and to exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including, without limitation, to acquire by bequest, devise, gift purchase, lease, or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth in said Declaration. In addition, the Corporation is empowered to do such other and additional things as are incidental to any of the foregoing purposes of this Corporation or necessary or desirable in order to accomplish any of the foregoing purposes of this Corporation.

FILED

07 NOV -2 PM 4:28

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article 5

No part of the net earnings of this Corporation shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but this Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 hereof.

Article 6

There shall be only one class of voting membership of this Corporation, all of whom shall be Lot Owner(s) in the Subdivision known as Palafox Preserve, Leon County, Florida. Each Lot Owner as defined in the Declaration of Covenants and Restrictions as recorded in Book 3760 at Page 00589 of the Public Records of Leon County, Florida, shall be a Member of the Association for the duration of the Lot Owner's ownership of any Lot in Palafox Preserve, and for each Lot, every Member shall have and be entitled to cast one vote. There shall be no non-voting Members of the Corporation.

Article 7

The street address of the initial Registered Office of the Corporation is 989 Ilex Way, Tallahassee, Florida 32312, and the initial Registered Agent is Mark Freund.

Article 8

The management of this Corporation is vested in a Board of Directors which shall be comprised of three Directors. The initial Directors are:

Mark Freund, 989 Ilex Way, Tallahassee, Florida 32312

Alan J. Freund, 1101 N.W. Seventh Street, Boca Raton, Florida 33486

George Harrison, 3360 Capital Circle, N.E., Tallahassee, Florida 32308

Article 9

The officers of this Corporation shall consist of a president and a secretary, and, if determined by the Board of Directors, one or more vice presidents and a treasurer. The name and address of the initial officers of this Corporation are:

Mark Freund, 989 Ilex Way, Tallahassee, Florida 32312 President

Mark Freund, 989 Ilex Way, Tallahassee, Florida 32312 Secretary

Article 10

The name and address of the Incorporator is:

Mark Freund, 989 Ilex Way, Tallahassee, Florida 32312

Article 11

The Board of Directors may adopt, amend, and rescind Bylaws as the Board may determine from time to time.

Article 12

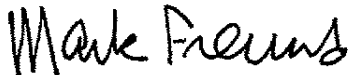
The Articles of Incorporation may be amended or repealed by the majority vote of the Members of the Corporation from time to time.

Article 13

This Corporation is organized on a nonstock basis, and no shares of stock shall be issued to any Member of the Corporation. Membership in this Corporation shall be determined by reference to the legal ownership of Lots in Palafox Preserve as reflected in the Public Records of Leon County, Florida.

Article 14

The Corporation shall indemnify and hold each Officer and Director, including former Officers and Directors, harmless to the full extent permitted by the laws of the State of Florida.



Mark Freund
Incorporator

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared Mark Freund who ☒ is personally known to me or [] produced the following for identification: _____, and who acknowledged to me that he executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal on this 2nd day of November, 2007.



Karen A. Jackson
Notary Public
My commission expires:

ACCEPTANCE BY REGISTERED AGENT

I, Mark Freund, hereby accept my appointment as Registered Agent for the Palafox Preserve Homeowners' Association, Inc. as set forth in the foregoing Articles of Incorporation.

November 2, 2007.

Mark Freund
Mark Freund

FILED
07 NOV -2 PM 4:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA