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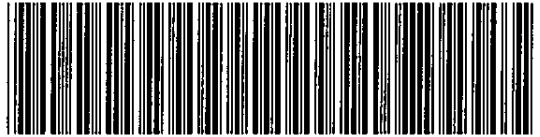
(Business Entity Name)

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FILED
07 NOV -9 PM 5:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

11/11/07

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Mirabella on Central Condominium Association, Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Lincoln E. Crone II
Name (Printed or typed)

1027 Central Avenue
Address

St. Petersburg, FL 33705
City, State & Zip

727-896-6700
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

OF

MIRABELLA ON CENTRAL CONDOMINIUM ASSOCIATION, INC.

I, the undersigned as the subscriber to these Articles of Incorporation, do hereby associate for the purpose of forming a not-for-profit corporation under the laws of the State of Florida.

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TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Corporation is MIRABELLA ON CENTRAL CONDOMINIUM ASSOCIATION, INC.

ARTICLE II - PURPOSES

The purposes for which the Corporation exists are as follows:

1. To provide an entity, in accordance with the Florida Condominium Act, Chapter 718, to operate the condominium located in Pinellas County, Florida, and known as Mirabella on Central, a condominium.
2. To exercise any and all rights and powers conferred upon non-profit corporations by laws of the State of Florida as they now exist or as they may be amended.

ARTICLE III - TERM

The term of the Corporation shall be perpetual.

ARTICLE IV - OFFICE AND AGENT

The registered office and principal office of the Corporation in the State of Florida will be located at 1027 Central Avenue, St. Petersburg, Florida. The registered agent of the Corporation in the State of Florida at the registered office is Alliance Real Estate Services, Inc.

ARTICLE V - TRUSTEES

The management and disposition of the affairs and property of the Corporation shall be vested in Trustees, who shall be selected from time to time in such manner, with such terms, in such number and at such times as the By-Laws of this Corporation may provide. The number of such Trustees may be increased or decreased at any time by the By-Laws, but the number of Trustees shall never be less than one (1). All the business of the Corporation shall be conducted by the Trustees under and subject to the direction of the laws of the State of Florida and of the United States of America. The following persons are at the present Trustees of the Corporation:

<u>NAME</u>	<u>ADDRESS</u>
Lincoln E. Crone, II	1027 Central Avenue St. Petersburg, FL 33705

ARTICLE VII - OFFICERS

The affairs of the Corporation are to be managed by the following officers: a President, a Vice President, a Secretary, and a Treasurer. The Board of Trustees may provide for and elect any other officers or committees which may seem expedient to the Board. All officers shall be annually elected by the Board of Trustees to serve for terms of one year. The President and Treasurer shall be members of the Board of Trustees. The names of the officers who are to serve until the first election thereof are as follows:

<u>NAME</u>	<u>OFFICE</u>
Lincoln E. Crone, II	President
Lincoln E. Crone, II	Vice President
Lincoln E. Crone, II	Secretary
Lincoln E. Crone, II	Treasurer

ARTICLE VIII - MEMBERS

The Corporation shall not have members.

ARTICLE IX - INCORPORATORS

The names and addresses of the incorporators to these Articles of Incorporation are as follows:

NAME

ADDRESS

965 Development, LLC

1027 Central Avenue
St. Petersburg, FL 33705

ARTICLE X - BY-LAWS

The By-Laws of the Corporation are to be made and adopted by, and may be altered, amended, or rescinded by, the Trustees of the Corporation.

ARTICLE XI - AMENDMENTS TO ARTICLES

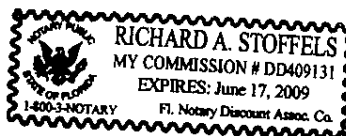
Any Trustee or Officer of the Corporation may propose that these Articles of Incorporation be amended, but these Articles may be amended only by the act of two-thirds (2/3) of the Trustees of the Corporation.

ARTICLE XII - SCOPE OF CORPORATE AUTHORITY

No Trustee, Officer, or other authorized agent of this Corporation shall be deemed to have the authority, either express or implied, to legally obligate any other auxiliary, unit, or other organization of MIRABELLA ON CENTRAL CONDOMINIUM ASSOCIATION, INC..

ARTICLE XIII - SEAL

The seal of the Corporation shall be a circular impression with the name "MIRABELLA ON CENTRAL CONDOMINIUM ASSOCIATION, INC." around the border and "Florida Seal, 2007" in the center.



MIRABELLA ON CENTRAL CONDOMINIUM ASSOCIATION, INC.

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-stated Corporation, at place designated in the Articles, I hereby accept to act in this capacity, and agree to comply with the provision of said act relative to keeping open said office.

Alliance Real Estate Services, Inc.

By: 
Lincoln E. Crone, II, its President

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