

N08000002984

(Requestor's Name)

979 Beachland Blvd

(Address)

(Address)

Vero Beach FL 32963

(City/State/Zip/Phone #)

☐

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WAIT

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MAIL

(Business Entity Name)

(Document Number)

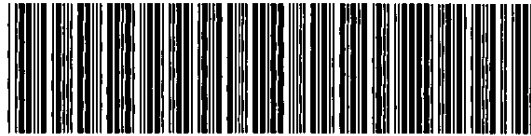
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TALLAHASSEE, FLORIDA

T. Burch MAR 26 2008

LAW OFFICES OF
GOULD COOKSEY FENNELL, P.A.

JOHN R. GOULD (1921-1988)
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979 BEACHLAND BOULEVARD
VERO BEACH, FLORIDA 32963
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WILLIAM N. KIRK, LL.M.
JASON L. ODOM

*FL. BOARD CERTIFIED
CIVIL TRIAL, BUSINESS LITIGATION
AND CONSTRUCTION LAW

**FL. BOARD CERTIFIED
WILLS, TRUSTS AND ESTATES

February 26, 2008

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

RE: Vero Village Property Owners' Association, Inc.

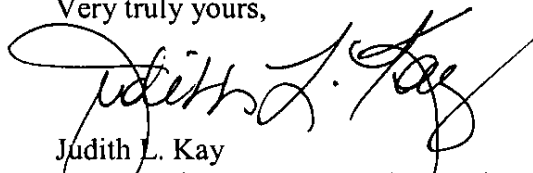
Dear Sir/Madam:

Enclosed please find the following documents:

1. Original and one copy of the Articles of Incorporation for *Vero Village Property Owners' Association, Inc.*, a Florida non-profit corporation, for filing with the Secretary of State's office. Please return the receipted copy to me with the self addressed, stamped envelope enclosed for your convenience.
2. Check in the amount of \$78.75, payable to the Florida Department of State, representing the filing fees.

Thank you and please call me if you have any questions.

Very truly yours,



Judith L. Kay
Legal Assistant to Sandra G. Rennick
jk/enclosure



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 29, 2008

GOULD COOKSEY FENNELL, P.A.
JUDITH L. KAY
979 BEACHLAND BLVD
VERO BEACH, FL 32963

SUBJECT: VERO VILLAGE PROPERETY OWNERS' ASSOCATION, INC.
Ref. Number: W08000010789

We have received your document for VERO VILLAGE PROPERETY OWNERS' ASSOCATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list at least one incorporator with a complete business street address.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6928.

Tim Burch
Regulatory Specialist II
New Filing Section

Letter Number: 608A00012861

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DIVISION OF CORPORATIONS

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2000 MAR 26 PM 4: 25

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**ARTICLES OF INCORPORATION
OF
VERO VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.
(A Florida corporation Not-For-Profit)**

**This instrument prepared by:
Sandra G. Rennick, Attorney at Law
Gould Cooksey Fennell, P.A.
979 Beachland Boulevard
Vero Beach, Florida 32963**

FILED
2008 MAR 26 PM 4: 25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
VERO VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)**

The undersigned, by these Articles, associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

Article 1. Name. The name of the Corporation shall be VERO VILLAGE PROPERTY OWNERS' ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association". The place of business shall be 2945 20th Street, Vero Beach, Florida, until changed by the owners at the first meeting.

Article 2. Purpose.

A. The purposes for which the Association is organized are:

(i) to establish, maintain and operate a corporation not for profit; to uphold, maintain and promote the property interests and rights of member owners and residents of the following described real property located in Indian River County, Florida:

SEE SCHEDULE "A" ATTACHED
(said real property referred to herein as "VERO VILLAGE")

(ii) to be and constitute the Association to which reference is made in the Declaration of Protective Covenants for Vero Village, recorded in the Public Records of Indian River County, Florida, as amended from time to time (the "Declaration"), to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the By-Laws, and as provided by law; and

B. The Association shall make no distributions of income to its members, directors, or officers.

Article 3. Definitions. All terms used herein which are not defined shall have the same meaning provided in the Declaration.

Article 4. Powers. The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a

corporation not-for-profit which are not in conflict with the terms of these Articles, the Declaration, and the By-Laws of this Association.

B. The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, or the Declaration, including, without limitation, the power:

(i) to fix and to collect assessments and other charges to be levied against the Lots;

(ii) to manage, control, operate, maintain, repair, and improve the property subject to the Declaration or any other property for which the Association by rule, regulation, Declaration, or contract has a right or duty to provide such services;

(iii) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-Laws;

(iv) to engage in activities which will actively foster, promote, and advance the common interests of all owners of Lots;

(v) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association;

(vi) to borrow money for any purpose, subject to any limitations contained in the By-Laws;

(vii) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(viii) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

(ix) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(x) to provide any and all supplemental municipal services as may be necessary or proper.

(xi) to fix and collect adequate assessments against the Lots for the costs of maintenance and operation of the surface water or stormwater management system.

(xii) to operate, maintain, and manage the surface water or storm water management system in a manner consistent with the St. Johns River Water Management District Permit Number 40-061-108215-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration relative to the surface water or storm water management system.

(xiii) the foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article 4 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of Article 4.

Article 5. Members.

A. The Association shall be a membership corporation without certificates or shares of stock.

B. The owner of each Lot subject to the Declaration shall be a member of the Association and shall be entitled to vote in accordance with the formula set forth in the Declaration. The manner of exercising voting rights shall be as set forth in the Declaration and in the By-Laws of the Association.

C. Change of membership in the Association shall be established by recording in the Public Records of Indian River County, Florida, a deed or other instrument establishing record title to a Lot subject to the Declaration. Written notice shall be given to the Association of such change in title. Upon such recordation, the owner designated by such instrument shall become a member of the Association and the membership of the prior owner shall be terminated.

D. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of his Lot.

Article 6. Term. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State in Tallahassee, Florida. The Association shall be of perpetual duration.

Article 7. Directors.

A. The affairs of the Association shall be conducted, managed, and controlled by a Board of Directors. The initial Board of Directors shall consist of three (3) directors; provided, however, the Board shall have the right to increase the number of Directors not to exceed five (5).

B. The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Paul C. Schwartz	2945 20 th St., Vero Beach, FL 32960
James W. Kern	2945 20 th St., Vero Beach, FL 32960
Lee S. Katsikos	2945 20 th St., Vero Beach, FL 32960

C. The method of election and term of office, removal, and filling of vacancies shall be as set forth in the By-Laws.

D. The Board may delegate its operating authority to such companies, individuals, and committees as it, in its discretion, may determine.

Article 8. Officers. The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the Association, and they shall serve at the pleasure of the Board of Directors, as provided in the By-Laws. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Paul C. Schwartz	President/Treasurer
Lee S. Katsikos	Vice President
James W. Kern	Secretary

Article 9. Subscribers. The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

Paul C. Schwartz	2945 20 th St., Vero Beach, FL 32960
James W. Kern	2945 20 th St., Vero Beach, FL 32960
Lee S. Katsikos	2945 20 th St., Vero Beach, FL 32960

Article 10. By-Laws. The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided by the By-Laws.

Article 11. Dissolution. Upon dissolution of the Association all its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which

have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code, or to the Federal Government, or to a State or local government, for a public purpose, and none of the assets will be distributed to any member, officer or trustee of the Association.

In any 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-C-42.027, *F.A.C.*, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

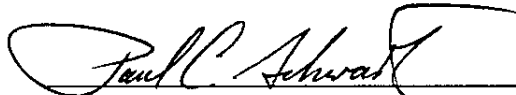
Article 12 Amendments. Amendments to the Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes, provided that no amendment may be in conflict with the Declaration, and provided, further, no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration.

Article 13. Subscribers. The names and addresses of the subscribers to these Articles of Incorporation are as follows:

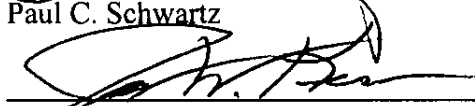
Paul C. Schwartz
James W. Kern
Lee S. Katsikos

Article 14. Registered Agent and Office. The initial registered office of the Corporation is 2945 20th Street, Vero Beach, Florida 32960, and the initial registered agent at such address is Paul C. Schwartz.

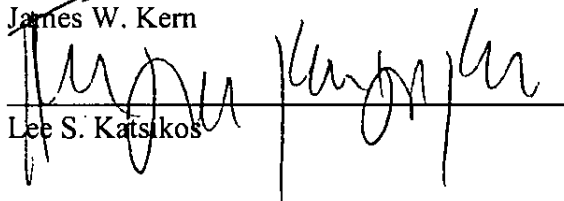
IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures this 12th day of February, 2008.



Paul C. Schwartz



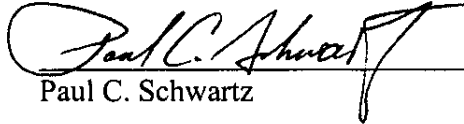
James W. Kern



Lee S. Katsikos

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned hereby accepts the designation of registered agent on behalf of **VERO VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**

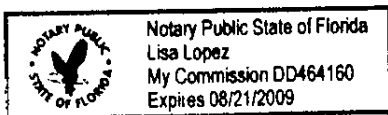

Paul C. Schwartz

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing Articles of Incorporation were acknowledged before me this 12th day of FEBRUARY, 2008, by Paul C. Schwartz, James W. Kern and Lee S. Katsikos, who, being duly sworn, acknowledged before me that they executed the same for the purposes expressed in such Articles.

(NOTARIAL SEAL)



Miami - Dade County



Notary Public, State of Florida
LISA LOPEZ

Printed Name of Notary
My Commission Expires: 8/21/09

SCHEDULE "A"

All of Tract 3, Section 32, Township 32 South, Range 39 East, according to the last general plat of Indian River Farms Company, recorded in Plat Book 2, page 25, Public Records of St. Lucie County, Florida, now lying and being in Indian River County, Florida.