



**TRANSMITTAL LETTER**

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

**SUBJECT:** Eldorado Estates Homeowners Association, Inc.  
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a money order for:

\$ 78.75 Filing Fee & Certificate

**FROM:** H. Debra Rose  
Name (Printed or typed)  
2320 Estinger Rd. Lot #101  
Address  
New Smyrna Beach, FL 32168  
City, State & Zip  
386-663-4352  
Daytime Telephone Number

Articles Of Incorporation  
Of  
Eldorado Estates Homeowners Association, Inc.

FILED

08 OCT 27 PM 3: 14

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

A Not For-Profit Florida corporation

I, the undersigned, for the purposes of forming a Not-For-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE 1

NAME

The name of this corporation is:

Eldorado Estates Homeowners Association Inc.

The principal office address is:

2320 Eslinger Rd. Lot 101  
New Smyrna Beach, Fla. 32168

ARTICLE II

Registered Agent/Office

H. Debra Rose

The street address of the initial registered office of this place is:

2320 Eslinger Rd.  
New Smyrna Beach Fla. 32168

## **ARTICLE 111**

### **NON-STOCK BASIS**

This corporation shall be organized on a non-stock basis and shall not issue shares of stock.

## **ARTICLE 1V**

### **EXISTENCE**

The term of the corporation shall be perpetual.

## **ARTICLE V**

### **MEMBERSHIP**

The qualification of members and the manne of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

## **ARTICLE VI**

### **PURPOSE AND POWERS**

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A.** For the advancement of charitable purpose by the distribution, if possible, of its funds for such purposes.
- B.** To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501 (c) of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.
- C.** To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.
- D.** To negotiate for acquire and operate the mobile home park on behalf of the mobile home owners.




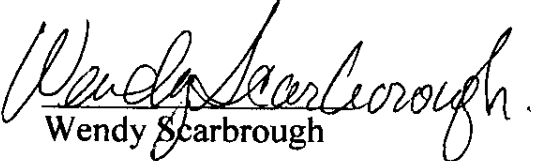



- E.** To convert the mobile home park, once acquired, to a condominium, a cooperative form, or other type of ownership. Upon acquisition of the property, the Association shall be the entity that creates a cooperative, offers cooperative units for sale or lease in the ordinary course of business, or, if the home owners choose a different form of ownership the entity that owns the record interest in the property and that is responsible for the operation of the property.
- F.** To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.
- G.** To institute, maintain, settle, or appeal actions or hearings in its name or behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.
- H.** To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.
- I.** To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.
- J.** To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.
- K.** To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statutes.

#### **ARTICLE V11 DIRECTORS**

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The initial number of directors of the corporation shall be nine (9); provided however, that such number may be changed by a By-Law duly adopted.

The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the By-Laws.

The name and addresses of the initial Board of Directors of the corporation are

<u>Names</u>	<u>ADDRESS</u>
 Paul Turner	2320 Eslinger Rd. Lot 74 New Smyrna Beach Fla. 32168
 Kandee Davidson	2320 Eslinger Rd. Lot 60 New Smyrna Beach, Fla. 32168
 LeGrand Martell	2320 Eslinger Rd. Lot 24 New Smyrna Beach, Fla. 32168
 Wendy Scarborough	2320 Eslinger Rd. Lot 95 New Smyrna Beach, Fla. 32168
 John Sunderland	2320 Eslinger Rd. Lot 94 New Smyrna Beach, Fla. 32168
 David Davidson	2320 Eslinger Rd. Lot 84 New Smyrna Beach, Fla. 32168
 H. Debra Rose	2320 Eslinger Rd. Lot 101 New Smyrna Beach, Fla. 32168

ARTICAL VIII

**INCORPORATOR**

The name and address of the Incorporator signing these Articles of incorporation is:

H. Debra Rose  
2320 Eslinger Rd. Lot 101  
New Smyrna Beach, Florida 32168

**ARTICLE 1X  
BY-LAWS**

The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as in practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

**ARTICLE X  
AMENDMENT OF ARTICLES**

Amendments to these Articles of incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 27 day of October 2008.

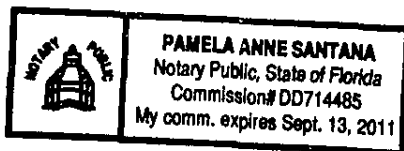
**INCORPORATOR:**

*H. Debra Rose*  
H. Debra Rose

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

**BEFORE ME**, the undersigned authority, personally appeared, H. Debra Rose, to me known to be the person who executed the foregoing Articles of Incorporation and who acknowledged to and before me that she executed such instrument.

**IN WITNESS WHEREOF**, I have here unto set my hand and seal this 27 day of October, 2008



*Pamela A. Santana*  
signature of Notary Public

Pamela Santana  
Print or type Name of Notary

My commission expires: Sept 13, 2011

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **ELDORADO ESTATES HOMEOWNERS ASSOCIATION, INC.** which is contained in the foregoing articles of Incorporation.

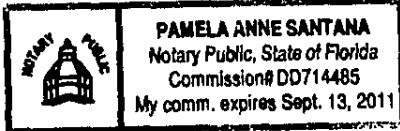
Dated this 24 day of October 2008

H. Debra Rose  
H. Debra Rose  
Registered Agent

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

**BEFORE ME**, the undersigned authority, personally appeared H. Debra Rose, to me known to be the person who executed the foregoing Acceptance By Registered Agent and who acknowledged to and before me that she executed such instrument.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24 day of October, 2008



Pamela A. Santana  
Signature of Notary Public

Pamela A. Santana  
Print or type Name of Notary

My commission expires on: Sept 13, 2011

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