

Florida Department of State
Division of Corporations
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Division of Corporations
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From:

Account Name : ADVANCED INCORPORATING SERVICES, INC.
Account Number : I20080000093
Phone : (850) 575-2723
Fax Number : (850) 575-2724

FLORIDA PROFIT/NON PROFIT CORPORATION

PLAZA OF COTTAGES PROPERTY OWNERS ASSOCIATION, INC.

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allocation share per individual parcel owner of the total common expenses, except where the membership votes for a special assessment for a particular purpose for the benefit of a specific area of the properties in which event a majority of the members to be assessed must approve the special assessment.

2.4 To enforce and abide by the provisions of any covenants or restrictions which are, or may be, applicable to the property and which may be adopted from time to time as provided in the Bylaws of the Association.

2.5 To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. _____ requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Restrictive Covenants which relate to the surface water or stormwater management system.

ARTICLE III

Powers

The Association shall have all of the powers and privileges granted to associations not for profit under the laws of the State of Florida and shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to, the following:

3.1 To promote the safety and health of members of the Association and their property interests and rights by providing, improving and maintaining entrance way, road and right-of-way areas, and such other and further similar type services as may be reasonably necessary or desirable.

3.2 To purchase insurance for properties owned by the Association; and insurance for the protection of the Association and its members, officers and directors.

3.3 To maintain, repair, replace and operate the common areas as more specifically set forth in the Declaration of Restrictive Covenants.

3.4 To make and establish covenants and restrictions governing the use and maintenance of the Property.

3.5 To amend, modify or change any covenants and restrictions which are, have been, or may be applicable to the Property.

3.6 To enforce the provisions of any covenants or restrictions, which are or may be made applicable to the Property and which may be adopted from time to time as provided in the Declaration of Restrictive Covenants for the Association, as they may exist from time to time.

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3.7 To levy and collect, from time to time, assessments against members of the Association to defray expenses of maintenance and repair of the items in areas lying within the Property as described in paragraph 3.1 above, and other expenses incurred in implementing the Association's purposes in such manner as may be provided by the Bylaws of the Association and the Declaration of Restrictive Covenants for the Association, and the Association shall have a lien upon any property of a member of the Association lying within the Property for the payment of such assessments. The lien herein provided shall secure the monies due for all assessments levied against a member of the Association, as provided in the Bylaws and Declaration of Restrictive Covenants for the Association, together with interest upon delinquent assessments, and for all the costs and expenses, including a reasonable attorneys' fee, which may be incurred by the Association in preparing, recording and enforcing its lien. The lien shall be enforced by recording on the public records of Indian River County, Florida, a claim of lien and by foreclosure in the same manner as real estate mortgages may be foreclosed in the State of Florida.

3.8 To reconstruct improvements comprising the items and areas lying within the Property, as described in paragraph 3.1 above, and to repair and maintain the same.

3.9 To employ personnel to perform the services required for the proper management and operation of the Association.

All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Restrictive Covenants for the Association, these Articles of Incorporation and the Bylaws.

The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Restrictive Covenants for the Association and the Bylaws.

ARTICLE IV

Term

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE V

Dissolution

5.1 Upon dissolution of the Association, the common area owned by the Association shall be distributed to the members.

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Members

ARTICLE VII

Board of Directors

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<u>Name</u>	<u>Address</u>
Charles E. Block	1201 19 th Place, Building B, Suite 3 Vero Beach, Florida 32960

7.4 Any Director shall have the right to designate an authorized representative to act on behalf of said Director at any duly-called meeting.

ARTICLE VIII

Officers

The affairs of the Association shall be administered by the officers designated in the Bylaws of the Association. Said officers shall be elected by the Board of Directors annually at its meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers, who will serve until their successors are designated, are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Charles E. Block	1201 19 th Place, Building B, Suite 3 Vero Beach FL 32960	President/ Treasurer

ARTICLE IX

Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE X

Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

10.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

10.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Such amendment must be approved by not less

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10.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and shall be recorded on the public records of Indian River County, Florida.

Subscribers

<u>Name</u>	<u>Address</u>
Charles E. Block	1201 19 th Place, Building B Suite 3 Vero Beach, Florida 32960

Registered Agent

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Existence and Duration

IN WITNESS WHEREOF, we, the undersigned, being each and all of the original subscribers to the Association hereinabove named, for the purpose of forming a corporation to do business within and without the State of Florida, and in pursuance of Florida law, do hereby make, subscribe, acknowledge and file this certificate, hereby jointly and severally declaring and certifying the facts herein stated are true

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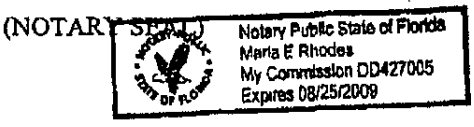
and that we have associated ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, and accordingly have set our hands and seals at Vero Beach, Indian River County, Florida, this 07th day of January, 2009.

Charles E. Block
Charles E. Block

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, the undersigned authority, appeared **CHARLES E. BLOCK**, known to me and/or who produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of January, 2009.



NOTARY PUBLIC, STATE OF FLORIDA
Maria E. Rhodes
Printed Name of Notary
My Commission Expires:

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned hereby accepts the designation of registered agent on behalf of **PLAZA OF COTTAGES PROPERTY OWNERS ASSOCIATION, INC.**

Jeffrey R. Pegler
JEFFREY R. PEGLER

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PARCEL 1

That part of the South 165 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 31 South, Range 39 East, lying West of U.S. Highway 1, more particularly described as follows:

AND

PARCEL 2

The South 165 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 31 South, Range 39 East, Indian River County, Florida, lying West of US Highway 1, more particularly described as follows:

For a point of beginning begin at the Southwest corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 20; thence run North 165.00 feet; thence run East 1104.75 feet to the West right of way line of US Highway 1; thence Southeasterly along said right of way line, a distance of 183.72 feet; thence West 1188.00 feet to the Point of Beginning, less right of way of the Florida East Coast Railway and also less the right of way for US Highway 1 as recorded in Deed Book 107, page 331 and Deed Book 111, page 495, Public Records of Indian River County, Florida.