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09 MAY 18 PM 3:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EP 5/19/09

LABARBERA AND CAMPBELL
Attorneys and Counselors at Law

MICHAEL D. LABARBERA
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1907 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33606
(813) 251-1940 FAX: (813) 251-3240

May 14, 2009

Secretary of State
Corporations Divisions
Post Office Box 6327
Tallahassee, FL 32314

RE: Alafia Pointe Estate Homeowner's Association, Inc.

Dear Sir or Madam:

Enclosed please find the original and one copy of Articles of Incorporation for the above named corporation and our firm's check in the sum of \$78.75 representing the following incorporation fees:

Filing Fee:	\$35.00
Certificate of	
Resident Agent	35.00
Certified copy of	
Articles	<u>8.75</u>
Total	\$78.75

Your prompt attention and consideration in this matter will be greatly appreciated.

Very truly yours,



Michael D. LaBarbera

MLB/csh
Enclosures

ARTICLES OF INCORPORATION

OF

ALAFIA POINTE ESTATE HOMEOWNER'S ASSOCIATION, INC.

09 MAY 18 PM 3:08
STATE OF FLORIDA
TALLAHASSEE

The undersigned incorporator, a resident of the State of Florida and of full age, hereby subscribes and files with the Secretary of State of the State of Florida these Articles of Incorporation for the purpose of forming a not-for-profit corporation under the laws of the state of Florida.

ARTICLE I
NAME AND PRINCIPAL OFFICE

The name of this corporation is ALAFIA POINTE ESTATE HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation (hereafter called "Association" in these Articles). The initial principal office and mailing address of the Association is 19645 Michigan Avenue, Odessa, Florida 33556.

ARTICLE II
POWERS AND PURPOSES

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is thus for the enforcement of deed restrictions, declarations and covenants, maintenance requirements, the promotion of the community welfare of the owners, the maintenance of quality standards and otherwise act as a property owner's association for the Alafia Pointe Estates subdivision properties, as located in Hillsborough County, Florida.

The Association shall have, in addition to the power set forth by law, the following specific powers:

a. Exercise all rights, powers, privileges, and perform all duties of this Association as set forth in that certain Declaration of Covenant, Conditions and Restrictions for the Alafia Pointe Estates subdivision (hereafter called the "Declaration") applicable to the properties described in the Declaration and recorded or to be recorded in the Public Records of Hillsborough County, Florida, and as the same may be amended from time to time as therein provided, and said Declaration being incorporated herein as if set forth in full.

b. To fix, levy, collect and enforce payment by all lawful means including the imposition of liens and the power to foreclose those liens, all charges or assessments pursuant to the buy-laws of the corporation and Declarations, covenants and restrictions recorded of record, to pay for all expenses in connection with the operation of the Association and all offices or other expenses incident to the conduct of the business of the Association, including licenses, taxes or governmental

charges levied or imposed against the property of the Association.

c. Acquire "by gift, purchase or otherwise," own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise and dispose of real or personal property in connection with the affairs of the Association.

d. Borrow money with the assent of the unanimous votes of the members of the Association, including the mortgaging, pledging, or hypothecating of any or all the real or personal property of the Association as security for the money borrowed or debts incurred.

e. Convey temporary or permanent easements over, across or under Association property.

f. Participate in mergers or consolidation with other non-profit organizations organized for the same or similar purposes provided such consolidation merger shall require the assent of two-thirds (2/3) of the votes of the members of the Association.

g. With the approval of two thirds (2/3) of the voting rights of the members to dedicate, sell or transfer all or any part of its property to any public agency, authority or utility or to grant easements to the same.

h. To enforce by legal means the obligations of the members of this Association and the provisions of the Declaration or any easement or legal requirement.

i. To sue or be sued.

j. Have and exercise any and all the powers, privileges, which a non-profit corporation organized under the laws of the State of Florida may now have or hereafter have or for which homeowners associations governed by the State of Florida may have.

ARTICLE III TERM OF EXISTENCE

The duration of this corporation is to be perpetual.

ARTICLE IV VOTING RIGHTS AND MEMBERSHIP

The Association shall have one class of membership and each member shall be entitled to one vote for each lot owned within Alafia Pointe Estates subdivision or contiguous property subsequently made subject the Declaration or the Association. The membership of the Association shall consist of the then current property owners of Alafia Pointe Estates subdivision that is made subject to the Declaration and contiguous property made subject to the Declaration or this Association. The rights and obligations of the members are subject to the provisions of Chapter 720 of Florida Statutes.

RECORDED
09 MAY 18 PM 3:00
TALLAHASSEE, FLORIDA

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1907 W. Kennedy Blvd., Tampa, Florida 33606.

The name of the initial registered agent of this corporation at that address is Michael D. LaBarbera. Both the registered office and the registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE VI
BOARD OF DIRECTORS

This corporation shall have three directors initially. The number of directors may be either increased or decreased from time to time by the bylaws, but shall never be less than three (3). The election of the Directors shall take place in accordance with the By-laws of the Association; cumulative voting shall not be permitted.

The initial directors are:

NAME	ADDRESS
Douglas A. Smiley	19645 Michigan Avenue Odessa, FL33556
L.V. Thompson	5015 E. Hillsborough Avenue Tampa, FL 33610
Thomasena Bashor	4809 Erlich Road - Suite 203 Tampa, FL 33624

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STATE OF FLORIDA
TALLAHASSEE

ARTICLE VII
OFFICERS

The Board of Directors shall have the authority to elect or appoint officers as may be determined by the bylaws of the corporation and resolutions of the Board of Directors.

ARTICLE VIII
INCORPORATOR

The names and address of the incorporator signing these articles is Michael D. LaBarbera of 1907 W. Kennedy Blvd., Tampa, Florida 33606.

ARTICLE IX
ASSESSMENTS, CHARGES AND EXPENSES.

All members of the Association shall share expenses and costs of the Association proportionate to the total property in the Association community. All lots shall be deemed equal. Annual or special assessments may only be assessed in the members' proportional share of expenses except as otherwise provided in the Declaration or By-Laws. Any member may be required to pay a disproportionate assessment if that member causes damage to the property of the Association or property it is required to maintain or if its use of that property is substantially disproportionate to its proportional ownership. The amount of the assessments shall be as determined by the Association in accordance with the By-laws and Declarations of Covenants and Restrictions recorded in the Public Records that relate to this Association.

ARTICLE X
INTERESTED DIRECTORS OR OFFICERS

No contract, act or transaction of the corporation with any person or persons, firm or corporation, in the absence of fraud, shall be effected or invalidated by the fact that any officer or officers, director or directors of the corporation is a party to or are the parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation and each and every person who may become a director or an officer of the corporation is hereby relieved from any liability that might otherwise exist from thus contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in anywise interested.

ARTICLE XI
BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the members.

IN WITNESS WHEREOF, the undersigned being the incorporator of this corporation, executes these articles of incorporation and certifies to the truth of the facts stated herein, this
14 day of May, 2009.



Michael D. LaBarbera,
Incorporator

FILED
09 MAY 18 PM 3:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND
NAMING THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

ALAFIA POINTE ESTATE HOMEOWNER'S ASSOCIATION, INC., desiring to organize under the laws of the state of Florida a corporation not for profit with the principal office indicated in the Articles of Incorporation has named Michael D. LaBarbera, whose business office is 1907 W. Kennedy Blvd., Tampa, Florida 33606, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 617.0503, Florida Statutes relative to the proper and complete performance of my duties.



Michael D. LaBarbera

Date: May 14, 2009.

09 MAY 18 PM 3:08
OFFICE OF THE
TALLAHASSEE, FLORIDA