

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
WESTLAND HOMEOWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
FOR
WESTLAND HOMEOWNERS ASSOCIATION, INC.**

The undersigned incorporator hereby adopts the following Articles of Incorporation:

ARTICLE 1
NAME

The name of the corporation shall be **WESTLAND HOMEOWNERS ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

ARTICLE 2
NON-PROFIT CORPORATION

The Association is formed as a non-stock, non-profit corporation pursuant to the provisions of the Florida Not For Profit Corporations Act, as codified at Section 617.01011 *et seq.*, FLA. STAT. (hereinafter referred to as the "Act"). The Association does not contemplate pecuniary gain or profit, direct or indirect, and no portion of the revenues of the Association shall be distributed or inure to the private benefit of any Member, director, or officer.

ARTICLE 3
OFFICE

The principal office and mailing address of the Association shall be 1175 NW 79 Street, Lot A7, Miami, Florida, or at such other place or places as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Act, as defined herein.

ARTICLE 4
PURPOSE

The Association is formed for the purposes of serving as representative of the mobile home owners (the "Owners") of Westland Mobile Home Park (the "Mobile Home Park") in all matter relating to Chapter 723 of the Florida Statutes (the "Mobile Home Statute").

ARTICLE 5
POWERS

5.01 The Association shall have the following powers, which, unless otherwise limited by these Articles, the Bylaws or by the applicable laws of the State of Florida, may be exercised by the Board of Directors:

(a) The power to negotiate for, acquire, and operate the Mobile Home Park on behalf of the Owners.

(b) For the conversion of the mobile home park once acquired to a condominium, a cooperative, or a subdivision form of ownership, or another type of ownership. Upon acquisition of the property, the association, by action of its board of directors, shall be the entity that creates a condominium, cooperative, or subdivision or offers condominium, cooperative, or subdivision units for sale or lease in the ordinary course of business or, if the homeowners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of property.

(c) All of the common-law and statutory powers conferred upon not-for-profit corporations and mobile home owners associations under the laws of the State of Florida, as those sections are in effect on the date of commencement of the corporate existence of the Association, and any other powers subsequently included in those sections or any other section of the Florida Statutes which enumerates powers that a non-profit corporation or a mobile home owners association may have; and

(d) All of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers of the Association set out or defined in these Articles and the Bylaws.

5.02 Association Property. All funds and the title to or interest in all properties acquired by or leased to the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of these Articles and the Bylaws.

5.03 Conflict. In the event of conflict between the Act, the Mobile Home Statute, the Articles and Bylaws, the provisions of the Act and the Mobile Home Statute shall control over those of the Articles and Bylaws.

ARTICLE 6

MEMBERS

6.01 Membership. Each "Member" shall be a bona fide owner of a mobile home in the Mobile Home Park.

6.02 Assignment. The undivided share of a Member in the privileges, rights, funds and other assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Member's mobile home.

6.03 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each mobile home owner. All votes shall be exercised or cast in the manner provided by the Bylaws.

6.04 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

6.05 Change of Membership. Change of membership in the Association shall be established by filing with the Association a fully executed Bill of Sale other instrument establishing record title to the mobile home. Upon such recordation, the new owner designated by such instrument shall become a Member of the Association and the membership of the prior owner shall be terminated.

ARTICLE 7
TERM OF EXISTENCE

The Corporation is to exist perpetually.

ARTICLE 8
SUBSCRIBER

The name and address of the subscriber to these Articles are as follows:

Hector Alonso
1175 NW 79 Street, Lot A7
Miami, FL 33150

ARTICLE 9
BOARD OF DIRECTORS

9.01 The business affairs of the Association shall be managed and all the corporate powers thereof shall be vested in and exercised by a Board of Directors. The initial Board of Directors shall consist of four (4) persons. The Board of Directors shall be appointed as provided in the Bylaws of the Association. Following are the names and addresses of the persons who serve as the members of the initial Board of Directors of the Association until their successors are duly elected:

Hector Alonso
1175 NW 79 Street, Lot A7
Miami, FL 33150

Julio Rodriguez
1175 NW 79 Street, Lot E2
Miami, FL 33150

Giovanny Medina
1175 NW 79 Street, Lot A9
Miami, FL 33150

Raul Barrios
1175 NW 79 Street, Lot C4
Miami, FL 33150

9.02 The number of directors which constitute the Board of Directors may be increased and, thereafter, increased or decreased as provided in the Bylaws of the Association; provided, however, in no event shall the number of directors be less than three (3).

ARTICLE 10 **BYLAWS**

Section 1. The Directors of this Association may provide such Bylaws for the conduct of its business and the carrying out of its purposes, as they may deem necessary from time to time.

Section 2. Upon proper notice, the Bylaws may be amended, altered or rescinded by a majority vote of the members of the Board of Directors present at any regular meeting or any special meeting called for the purpose or in any manner consistent with the laws of the State of Florida.

Section 3. The Bylaws shall contain provisions regulating the powers of the corporation, the directors and the officers, the control of property owned by the corporation and such other things as shall be necessary and proper for the carrying on of the business of the corporation.

ARTICLE 11 **AMENDMENT**

These Articles may be amended by a majority vote of the members of the Board of Directors present at any regular meeting or any special meeting called for the purpose or in any manner consistent with the laws of the State of Florida and provided for in the Bylaws.

ARTICLE 12 **NO PERSONAL LIABILITY**

The directors, officers, employees and agents of the Association shall not be held personally liable or responsible for any contracts, debts or defaults of the Association while acting for or on behalf of the Association in any official and authorized capacity. The Association shall indemnify all of its officers, directors, employees and agents and all of its former officers, directors, employees and agents and all of its former officers, directors, employees and agents, to the fullest extent permitted by law.

ARTICLE 13 **DISSOLUTION**

Upon dissolution of the Association, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all of the assets of

the Corporation by contribution exclusively to one or more organizations which themselves are an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereof) or to the federal, state or local government for exclusive public purpose.

ARTICLE 14
PROHIBITION AGAINST PRIVATE BENEFIT

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to its directors, officers, other private persons or for-profit corporations, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered by the directors.

ARTICLE 15
REGISTERED OFFICE

The name and address of the initial registered office and the initial registered agent of the corporation is:

Alyce Gowdy Wright
c/o South Florida Jobs with Justice
1671 NW 16 Terrace
Miami, FL 33125

IN WITNESS WHEREOF, I the undersigned subscribing incorporator, have hereunto set my hand and seal, this ____ day of January, 2010 for the purposes of forming this corporation not for profit under the laws of the State of Florida.

STATE OF FLORIDA - COUNTY OF Miami-DadeSworn to (affirmed) and subscribed before me this 9 day ofFebruary, 2010, by Hector AlonsoNotary Signature Francisca R. CardonaNotary Name Printed Francisca R. CardonaPersonally Known or ID produced Daniel Alonso
Hector Alonso, Incorporator

NOTARY PUBLIC-STATE OF FLORIDA



Francisca R. Cardona

Commission # DD605313

Expires: OCT. 15, 2010

BONDED THRU ATLANTIC BONDING CO., INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDAACKNOWLEDGEMENT OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for Westland MobileHomeowners Association, Inc. at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 617.0501, Florida Statutes.


Alyce Gowdy Wright, Registered AgentDated: 2/4, 2010