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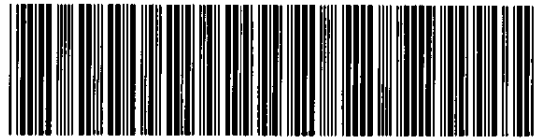
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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. Shivers APR 20 2011



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 748530 4363895

AUTHORIZATION :

COST LIMIT : \$ 78.75

*Lyubaleman*

ORDER DATE : April 19, 2011

ORDER TIME : 9:56 AM

ORDER NO. : 748530-005

CUSTOMER NO: 4363895

DOMESTIC FILING

NAME: LOUISVILLE STREET  
CONDOMINIUM ASSOCIATION,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Jeanine Reynolds - EXT. 2933

EXAMINER'S INITIALS:

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
LOUISVILLE STREET CONDOMINIUM ASSOCIATION, INC.**

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

**ARTICLE I**

The name of this corporation shall be LOUISVILLE STREET CONDOMINIUM ASSOCIATION, INC., whose principal office is 220 Charles Street, Port Orange, Florida 32119.

**ARTICLE II**

The general purpose of this corporation not-for-profit shall be as follows: To be the "Association" as defined in Chapter 718, Florida Statutes (The "Condominium Act") and the Declaration of Condominium for Louisville Street Condominium, for the operation of the condominium known as Louisville Street Condominium, a condominium, in Volusia County, Florida, to be created pursuant to the provisions of the Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium establishing the Condominium and the Exhibits attached thereto.

**ARTICLE III**

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

**ARTICLE IV**

This corporation shall have perpetual existence.

**ARTICLE V**

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The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
E. V. LaCour	220 Charles Street Port Orange, Florida 32119

## **ARTICLE VI**

### **Section 1**

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year or until their successors shall be elected and shall qualify. Provisions for such election, removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

### **Section 2**

The principal officers of the corporation shall be a President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

## **ARTICLE VII**

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

E. V. LaCour	President
Christina D. Myers	Secretary / Treasurer

## **ARTICLE VIII**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

<u>Name</u>	<u>Address</u>
E. V. LaCour	220 Charles Street Port Orange, Florida 32119
Christina D. Myers	220 Charles Street Port Orange, Florida 32119
Gail F. LaCour	220 Charles Street Port Orange, Florida 32119

#### **ARTICLE IX**

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

#### **ARTICLE X**

These Articles of Incorporation may be amended from time to time by a two third (2/3) vote of the members of the corporation, provided said vote is taken in a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

#### **ARTICLE XI**

This corporation shall have all of the powers as set forth in Chapter 617, Florida Statutes, as presently constituted or hereinafter amended, together with all the powers set forth in the Condominium Act and all powers granted to it by the Declaration of Condominium with Exhibits attached thereto, including the power to contract for the management of the Condominium.

#### **ARTICLE XII**

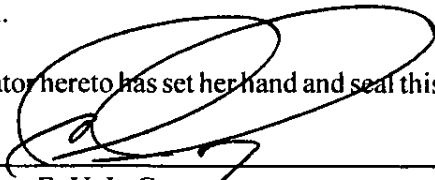
This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the court

having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

**ARTICLE XIII**

The street address of the initial registered office of this corporation is 150 South Palmetto Avenue, Suite A, Daytona Beach, Florida 32114 and the name of the initial registered agent of this corporation at that address is J. Doyle Tumbleson.

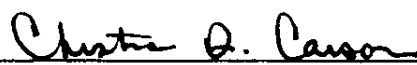
**IN WITNESS WHEREOF**, the incorporator hereto has set her hand and seal this 14 day of April, 2011.

  
\_\_\_\_\_  
E. V. LaCour

"Incorporator"

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 14 day of April, 2011, by E.V. LaCour, who is personally known to me.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(type/print name)

My commission expires:

Commission No.:



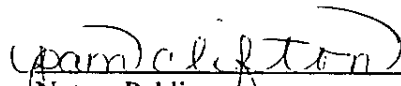
**ACCEPTANCE BY REGISTERED AGENT**

**THE UNDERSIGNED**, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, is familiar with, accepts and understands the designation as Registered Agent and hereby agrees to act in this capacity and to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.

  
J. Doyle Tumbleson , Resident Agent

STATE OF FLORIDA  
COUNTY OF VOLUSIA

**I HEREBY CERTIFY** that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared J. Doyle Tumbleson, to me known to be the person described therein, and he acknowledged before me that he executed the above Acceptance for the purposes therein expressed. He is personally known to me and did not take an oath, this 14<sup>th</sup> day of April, 2011.

  
Notary Public

(type/print name)  
My commission expires:  
Commission No.:

NOTARY PUBLIC-STATE OF FLORIDA  
Pam Clifton  
Commission #DD985969  
Expires: MAY 13, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**FILED**  
2011 APR 19 AM 8:10  
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TALLAHASSEE, FLORIDA