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**Division of Corporations**  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**Rancho Bonito Lot Owners Association, Inc.**

Certificate of Status	0
Certified Copy	1
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Corporate Filing Menu

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**J. Shivers JAN 31 2012**

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## TRANSMITTAL LETTER

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

**SUBJECT:** Rancho Bonito Lot Owners Association, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate.

**ADDITIONAL COPY REQUIRED**

**FROM:** Sandra Bryant, Legalzoom.com, Inc.  
Name (Printed or typed)

100 W. Broadway, Suite 100  
Address

Glendale, CA 91210  
City, State & Zip

800-773-0888  
Daytime Telephone number

**NOTE:** Please provide the original and one copy of the articles.

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## ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

### ARTICLE I NAME

The name of the corporation shall be:

Rancho Bonito Lot Owners Association, Inc.

### ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

12606 Trucious Place, Tampa, Florida 33625

### ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

Please see attached

### ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

The method by which the directors of the corporation are elected or appointed will be stated in the bylaws.

### ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

Douglas C. Dewell, Pres., Dir., 12606 Trucious Place, Tampa, Florida 33625

Sunny Apple, Sec., Dir., 12606 Trucious Place, Tampa, Florida 33625

Richard Beckner, Treas., Dir., 12606 Trucious Place, Tampa, Florida 33625

### ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Douglas C. Dewell, 12606 Trucious Place, Tampa, FL 33625

### ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Sandra Bryant, Legalzoom.com, Inc., 101 N. Brand Blvd., 11th Floor, Glendale, CA 91203

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\*\*\*\*\*  
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
Signature/Registered Agent Douglas C. Dewell

1/24/2012  
Date

  
Signature/Incorporator Sandra Bryant, LegalZoom.com, Inc., Assist. Secretary

1/26/12  
Date

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**Attachment to Articles of Organization of:  
Rancho Bonito Lot Owners Association, Inc.**

This corporation is organized exclusively for one or more of the purposes as specified in Section 501(c)(7) of the Internal Revenue Code, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(7) of the Internal Revenue Code. The Corporation is organized and shall be operated on a not-for-profit basis and exclusively as a social club within the meaning of Section 501 (c) (7) of the Internal Revenue Code (or the corresponding provisions of any future United States federal tax law). The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law. The specific purposes of this corporation are: Land Owners whose purpose will be to maintain Rights of way, Easements and Common areas and Create By-Laws to protect land owners rights through membership dues.

Upon the dissolution of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(7) of the Internal Revenue Code or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes

No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation (except as otherwise provided by Section 501(h) of the Internal Revenue Code), and this corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office.

No part of the net earnings of this corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these articles.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(c)(7) of the Internal Revenue Code, or the corresponding section of any future federal tax code. Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(7) of the Internal Revenue Code, or corresponding section of any future federal tax code. Any such assets not so disposed of shall be disposed of by the Court of Competent Jurisdiction of

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the county in which the principal office of the corporation is then located exclusively for such purposes or to such organization or organizations; as said Court shall determine which are organized and operated exclusively for such purposes. This organization is neither organized for profit nor organized to engage in an activity ordinarily carried on for profit, and no part of the net earnings of this organization will benefit any private shareholder or individual.

All references to sections of the Internal Revenue Code shall include such sections as of the date hereof and the corresponding section of any future federal tax code.

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