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12 MAR - 1 PM 2:57

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of the Secretary of State
of the Commonwealth of Massachusetts

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COVER LETTER

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

SUBJECT: Linden Place Homeowner's 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: David B. Dubin
Name (Printed or typed)

10088 Linden Place Drive
Address

Seminole, FL 33776
City, State & Zip

727-481-4525
Daytime Telephone number

ddubin1@tampabay.rr.com
E-mail address: (to be used for future annual report notification)

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

Articles of Incorporation

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

Article I – Name

The name of the Corporation Not For Profit shall be Linden Place Homeowners' Association, Inc. and the effective date of the Corporation shall be the date of acceptance of these Articles of Incorporation by the Florida Department of State.

Article II – Principal Office

The principal office of the Corporation will be located at 10088 Linden Place Drive, Seminole, Florida 33776.

Article III – Purpose

This purpose of this Corporation is not for profit and shall be to enforce the covenants and deed restrictions as set forth in the Linden Place Restrictions, signed on February 16, 1977 and entered into the Pinellas County Court Record on February 17, 1977, and all subsequent revisions and amendments duly passed in accordance with these Restrictions.

The Corporation shall maintain and provide for the maintenance of all of the common areas associated with the Linden Place residential area and to enhance and improve all such common areas as the Association may desire. This maintenance shall include, but not be limited to street lighting, perimeter fence maintenance, and common area grounds keeping and landscaping.

The Corporation shall determine the amount of annual dues, collect the annual dues, levy and collect assessments, and place liens on properties as required to enforce the Restrictions and Covenants and to provide for the maintenance of all common areas within the Association, as well as any and all powers and duties required and stipulated in Florida Statutes 720.303.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the 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 this Statement of Purpose hereof. The property of this Corporation is irrevocably dedicated to the enforcement of the covenants, providing for the maintenance, enhancement, and improvement of the Association's common areas, and no part of the net income or assets of this Corporation shall ever inure to the benefit of any director, officer, or member thereof, or to the benefit of any private individual.

Article IV: Election of Corporate Directors

The directors of the Corporation shall be elected in accordance with methods and qualifications specified in the bylaws of the Corporation. In no event, shall the number of directors be fewer than five (5).

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RECEIVED
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CORPORATION
AND
BUSINESS
REGISTRATION
MAR 1 1977

Article V: Initial Officers/Directors

The names, address and titles of the Initial Officers/Directors is as follows:

David B. Dubin – Chairman
10088 Linden Place Drive, Seminole Florida 33776

Steven Mullis – Vice Chairman
10008 Linden Place Drive, Seminole Florida 33776

James Swink – Treasurer
13123 Linden Place Drive, Seminole Florida 33776

Mary Ellen Lasner – Recording Secretary
13145 Linden Place Drive, Seminole Florida 33776

Murray Hirschbein – Corresponding Secretary
10066 Linden Place Drive, Seminole Florida 33776

Article VI: Registered Agent

The name and address of the initial registered agent is:

David B. Dubin
10088 Linden Place Drive, Seminole Florida 33776

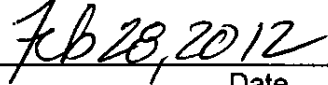
Article VII: Incorporator

The name and address of the Incorporator is:

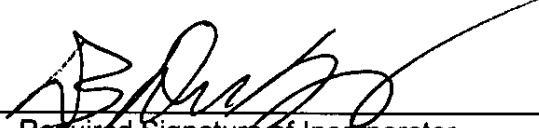
David B. Dubin
10088 Linden Place Drive, Seminole Florida 33776

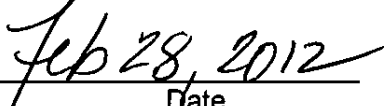
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Required Signature of Registered Agent


Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.


Required Signature of Incorporator


Date