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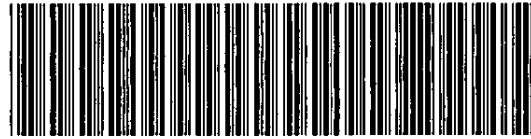
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

144

## COVER LETTER

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

SUBJECT: DeCoteau of Titusville Condominium 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: Michelle B Wright  
Name (Printed or typed)

11 lemon Avenue  
Address

Titusville, FL 32796  
City, State & Zip

386-951-1900  
Daytime Telephone number

mandawright@gmail.com  
E-mail address: (to be used for future annual report notification)

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

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12 MAR 19 PM 1:04

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
DECOTEAU OF TITUSVILLE CONDOMINIUM ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation not for profit under the laws of Florida, adopts the following Articles of Incorporation.

**ARTICLE I**

**NAME AND ADDRESS**

Section 1.1 **Name.** The name of the corporation is DeCoteau of Titusville Condominium Association, Inc.

Section 1.2 **Address.** The street address of the initial principal office of the corporation is 1350 South DeLeon Avenue, Titusville, Florida 32780.

**ARTICLE II**

**PURPOSE; DURATION**

Section 2.1 **Purpose.** The purpose of this corporation is to operate the residential condominium known as DeCoteau of Titusville Condominium (the "Condominium") located at Titusville, Brevard County, Florida, in accordance with the Declaration of Condominium of DeCoteau of Titusville Condominium (the "Declaration," which shall include the original Declaration and all modifications or supplements thereto), the Florida Condominium Act (Chapter 718, Florida Statutes and any successor or replacement thereof, however numbered or named) and the various administrative rules and court decisions implementing or interpreting that Act which are in force as of the date of the event or occurrence that gives rise to their application (which rules and decisions, along with the Condominium Act itself, are collectively referred to herein as the "Condominium Laws"). To the extent these Articles of Incorporation conflict with or are silent on a point covered by the Declaration or the Condominium Laws, the terms of the Condominium Laws and then the Declaration (in that order or priority) shall control.

Section 2.2 **Duration.** This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are filed by the Department of State of Florida.

Section 2.3 **Powers.** The Corporation shall have all of the common-law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles.

The corporation shall have all of the powers and duties contemplated in the Declaration of Condominium and the Florida Condominium Act together with all of the powers and the duties reasonable necessary to operate the Condominium pursuant to the Declaration as it may be amended from time to time, and such other documents or agreements that may exist from time to time pertaining to the Condominium. The powers and duties, which the By-Laws may set forth in more detail, shall include, but shall not be limited to, the following specific powers and duties:

- (i) To make and collect Assessments against members as Unit Owners to defray the costs, expenses and losses of the Condominium, and to make such other Special Assessments against Unit Owners as the Declaration of Condominium shall provide, and to enforce such levy of Assessments through a lien and the foreclosure thereof or by other action pursuant to the Declaration of Condominium.
- (ii) To use the proceeds of the Assessments in the exercise of its powers and duties, and as provided in the Declaration of Condominium.
- (iii) To maintain, repair, replace and operate the Condominium Property.
- (iv) To purchase insurance and enter into contracts for services, utilities and other purposes as may be deemed appropriate.
- (v) To reconstruct improvements after casualty and further improve the Condominium Property.
- (vi) To make and amend reasonable rules and regulations.
- (vii) To perform such functions as may be specified in the Declaration of Condominium and the By-Laws.
- (viii) To enforce by legal means the provisions of the Florida Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Corporation and such rules and regulations as may be promulgated.
- (ix) To employ personnel to perform the services required for proper operation of the Condominium.
- (x) To lease, maintain, repair and replace the Common Elements as same are defined in the Declaration of Condominium.

- (xi) To acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities and to pay the rental, membership fees, operational, replacement and other expenses as Common Expenses.
- (xii) To purchase a Unit or Units of the Condominium for any purpose and to hold, lease, mortgage or convey such Units on terms and conditions approved by the Board of Directors.
- (xiii) To exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by the applicable laws of the State of Florida.
- (xiv) To contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Corporation in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, and other sums due from Unit Owners, preparation of records, enforcement of rules and maintenance, repair and the replacement of the Common Elements with funds as shall be made available by the Corporation for such purposes. The Corporation and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Florida Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Corporation.
- (xv) To bring suit as may be necessary to protect the Corporation's interests, the interests of the Corporation's Members, or the Condominium Property.

### ARTICLE III

#### MEMBERSHIP

Section 3.1 **Qualification of Members.** The members (or "owners") of this corporation shall be the owners of the residential units (the "Units") in the Condominium, with one membership interest for every Unit owned.

Section 3.2 **Restrictions on Transfer of Membership.** The ownership of each member's interest in this corporation shall pass with title to the Unit to which it relates, and may not be separately transferred or encumbered. There are substantial restrictions on the sale or transfer of the Units contained in the Declaration, to which reference is made for a complete statement of those restrictions.

## ARTICLE IV

### INITIAL REGISTERED OFFICE AND AGENT

Section 4.1 **Name and Address.** The street address of the initial registered office of this corporation is 11 Lemon Avenue, Titusville, FL 32796, and the name of the initial registered agent of this corporation at that address is Michelle B. Wright.

Section 4.2 **Acceptance by Registered Agent.** By executing these Articles, the registered agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of the Florida Statutes governing same.

## ARTICLE V

### DIRECTORS AND OFFICERS

Section 5.1 **Number of Directors.** This corporation shall have three (3) directors initially. Once the developer of the condominium has transferred control of the corporation to the Unit owners other than the developer, the number of directors may be increased or decreased by the owners, subject to any restrictions contained in Chapter 617, Florida Statutes or the Condominium Laws. The directors shall be elected as provided in the bylaws of this corporation.

Section 5.2 **Initial Directors.** The names and street addresses of the initial directors of the corporation are:

<i>Name</i>	<i>Address</i>
Manda Sheryl Wright	11 Lemon Avenue, Titusville Florida 32796
Michelle B Wright	11 Lemon Avenue, Titusville Florida 32796
Denise Souza	11 Lemon Avenue, Titusville Florida 32796

Section 5.3 **Compensation.** Unless expressly provided by majority vote of the owners of this corporation, neither the board of directors nor the officers of the corporation shall receive any compensation for their services as such.

Section 5.4 **Indemnification.** The corporation shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Corporation.

including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

## ARTICLE VI

### BYLAWS

Section 6.1 **Bylaws.** The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the owners or the board of directors as specified in the Declaration or the Condominium Laws, but the board of directors shall not alter, amend or repeal any bylaws adopted by the owners if the owners specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

## ARTICLE VII

### AMENDMENTS

Section 7.1 **Amendments.** Amendments to these Articles of Incorporation shall be made in the following manner:

- (i) The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if there are members of the Corporation, the Board shall direct that it be submitted to a vote at a meeting of the members, which may be either the annual or a special meeting. If there are no members of the Corporation, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by members shall not apply.
- (ii) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member or record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings or members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
- (iii) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon

receiving the affirmative vote of a majority of the votes of all members of the Corporation entitled to vote thereon.

## ARTICLE VIII

### INCORPORATOR

Section 8.1 **Name and Address.** The name and street address of the incorporator of this corporation are:

Michelle B. Wright

11 Lemon Avenue, Titusville, FL 32796

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as the incorporator and initial registered agent of the corporation this 8<sup>th</sup> day of March, 2012.

  
Michelle B. Wright

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