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FILED
13 MAR 18 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1113-12436

CMD 3/19

TRANSMITTAL LETTER

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

SUBJECT: Gulfstream Harbor III Homeowners Association,
(PROPOSED CORPORATE NAME-MUST INCLUDE SUFFIX) INC.

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:

Iris Walker

Name (Printed or typed)

LEE JAY COLLING & ASSOCIATES, P.A.
529 Versailles Drive, Suite 103
Maitland, Florida 32751

City, State & Zip

407-834-7500

Daytime Telephone Number

Note: Please provide the original and one copy of the articles



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 1, 2013

IRIS WALKER
529 VERSAILLES DRIVE, SUITE 103
MAITLAND, FL 32751

SUBJECT: GULFSTREAM HARBOR III HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W13000012436

FILED
13 MAR 18 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for GULFSTREAM HARBOR III HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$157.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout the document.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Maryanne Dickey
Regulatory Specialist II
New Filing Section

Letter Number: 713A00004976

FILED
13 MAR 18 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

**GULFSTREAM HARBOR III
HOMEOWNERS ASSOCIATION, INC.,
A Not-For-Profit Florida Corporation**

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I

NAME

The name of this corporation is:

**GULFSTREAM HARBOR III
HOMEOWNERS ASSOCIATION, INC.**

The principal office address of the corporation is:

4505 DeSoto Avenue
Orlando, FL 32822

ARTICLE II

REGISTERED AGENT/OFFICE

The name of the Registered Agent of this corporation is:

Lee Jay Colling, Attorney-at-Law

The street address of the registered office of this corporation is:

**529 Versailles Drive, Suite 103
Maitland, Florida 32751**

ARTICLE III

NON-STOCK BASIS

This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.

ARTICLE IV

MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

ARTICLE V

PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.
- B. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.
- C. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative 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 the property.

- D. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.
- E. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.
- F. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.
- G. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.
- H. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.
- I. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.
- J. To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.

ARTICLE VI

DIRECTORS

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The number of initial directors of the corporation shall be five (5); provided however, that such number may be changed by a By-Law duly adopted.

The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership, at which time an election of directors shall be held for said directors. The date of the first annual meeting and manner in which the Directors shall be elected will be determined in the By-Laws.

The names and addresses of the initial Board of Directors of this corporation are as follows:

NAME and ADDRESS

ROGER E. SCHWARTZ
6035 Crayfish Drive, Lot 216
Orlando, FL 32822

JOYCE MEZZON
8086 Blue Marlin Way, Lot 245
Orlando, FL 32822

RICH DALBO
5914 Porpoise Lane, Lot 55
Orlando, FL 32822

JEANNE JUTRAS
6060 Bull Dolphin Lane, Lot 19
Orlando, FL 32822

MATILDA MARTINEZ
6073 Hos Snapper Lane, Lot 73
Orlando, FL 32822

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator signing these Articles of Incorporation is:

Lee Jay Colling
529 Versailles Drive, Suite 103
Maitland, Florida, 32751

ARTICLE VIII
AMENDMENT OF BY-LAWS

The initial By-Laws of this corporation shall be adopted by the Board of Directors at a special meeting of the Board of Directors. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

ARTICLE IX
AMENDMENT OF ARTICLES


These Articles of Incorporation may be amended by a majority vote of the Board of Directors at a special meeting of the Board of Directors.

ARTICLE X
DISSOLUTION OF THE CORPORATION

Dissolution of this corporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation, or by such other means as set forth in the By-laws.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 20th day of February, 2013.

INCORPORATOR:

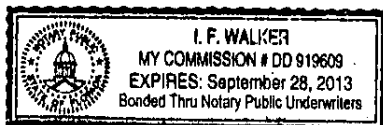

Lee Jay Colling


**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, this day personally appeared Lee Jay Colling, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 20th day of February, 2013.





Signature of Notary Public
Printed Name: I. F. Walker
My commission expires:

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of GULFSTREAM HARBOR III HOMEOWNERS ASSOCIATION, INC., a Florida Not-for-Profit Corporation, which is contained in the foregoing Articles of Incorporation.

Dated this 20th day of February, 2013.


Lee Jay Colling
Registered Agent

FILED
13 MAR 18 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED
13 MAR 18 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 20th day of February, 2013.



Signature of Notary Public

Printed Name: I.F. Walker

My commission expires:

