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**FLORIDA PROFIT/NON PROFIT CORPORATION
LAUREL GARDENS HOMEOWNERS ASSOCIATION, INC.**

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HL3000181639 3

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

LAUREL GARDENS HOMEOWNERS ASSOCIATION, INC.

A NON-PROFIT CORPORATION

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I

Name

The name of the corporation is LAUREL GARDENS HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

Principal Place of Business and Mailing Address

The principal place of business and the mailing address of this corporation shall be: 280 Alligator Drive, Venice, FL 34293

THIS INSTRUMENT PREPARED BY
Robert L. Moore, Esq.
Kanetsky, Moore & DeBoer, P.A.
P.O. Box 1767
Venice, Florida 34284-1767
(941) 485-1571
Fla. Bar #108640

HL3000181639 3

ARTICLE III

Purpose

The purpose for which the corporation is organized is to administer and enforce the Declaration of Covenants and Restrictions of Laurel Gardens Subdivision as an association and to engage in any lawful purpose or purposes not for pecuniary profit. In addition, the corporation shall have the following powers:

- (a) To operate and maintain the surface water management system facilities of the corporation; including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas
- (b) To make and collect assessments against members as Unit Owners to defray the costs, expenses and losses of operation.
- (c) To use the proceeds of assessments in the exercise of its powers and duties.
- (d) To maintain, repair, replace and operate the Association property.
- (e) To purchase insurance upon the Association property and insurance for the protection of the Association and its members as Unit Owners.
- (f) To make and amend reasonable rules and regulations respecting the use of the Association property.
- (g) To sue and be sued and to enforce by legal means, the provisions of Chapter 720, Florida Statutes, the Declaration of Restrictions, these Articles of Incorporation, Bylaws of the Association and the regulations for use of the property of the Association.

(h) To contract for the management or operation of portions of the common areas susceptible to separate management or operation.

(i) To employ personnel to perform the services required for proper operation and maintenance of the Association property.

(j) To acquire or enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests in real and personal property, to declare expenses in connection therewith to be common expenses, and to adopt covenants and restrictions relating to the use thereof.

ARTICLE IV

Directors

There shall be three members of the initial Board of Directors of the corporation.

The method of election of the directors shall be stated in the Bylaws.

The names and addresses of the persons who are to serve as Directors until the first election thereof are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Dennis J. Stroer	121 Triple Diamond Blvd., #16 North Venice, FL 34275
Michael Solitto	280 Alligator Drive Venice, FL 34293
Tom Meyn	960 E. Gondola Drive Venice, FL 34292

ARTICLE V

Officers

The affairs of the corporation are to be managed by a President, a Vice-President, a Secretary and a Treasurer. Such officers will be elected annually. Names of the persons who are to serve as officers until the first annual election of officers under these Articles of Incorporation are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Dennis J. Stroer	President	121 Triple Diamond Blvd., #16 North Venice, FL 34293
Michael Sollitto	Vice President	280 Alligator Drive Venice, FL 34293
Thomas Meyn	Secretary/ Treasurer	960 E. Gondola Drive Venice, FL 34292

ARTICLE VI

Initial Registered Agent and Street Address

The name and the street address of the initial registered agent is:
ROBERT L. MOORE, 227 Nokomis Avenue South, Venice, FL 34285.

ARTICLE VII

Members

The corporation shall have members. Members of the corporation will be required to be owners of fee simple interest in lots in LAUREL GARDENS SUBDIVISION.

HL3000181639 3

ARTICLE VIII

Bylaws

The Bylaws of the corporation shall initially be adopted by a majority of the Board of Directors. Thereafter, they may be made, altered or rescinded by the members pursuant to the provisions set forth therein.

ARTICLE IX

Amendment to Articles

The Articles of Incorporation may be amended by the vote of a majority of the membership of the corporation.

ARTICLE X

Incorporator

The name and street address of the incorporator of these Articles of Incorporation is:

NAME

Judith H. Wilcox

ADDRESS

280 Alligator Drive
Venice, FL 34293

ARTICLE XI

Term and Dissolution

The corporation shall exist in perpetuity; however, if the corporation is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an

HL3000181639 3

appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the corporation.

IN WITNESS WHEREOF, I have subscribed my name this 12 day of

August 2013.

Judith H. Wilcox
Judith H. Wilcox

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AUG 15 PM 12:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of August 2013, by Judith H. Wilcox. She is ☐ personally known to me or who ☐ has produced a driver's license as identification.

Beth J Ferris
Notary Public

Printed Name

My Commission Expires:



H13000181639 3

CONSENT OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THESE ARTICLES OF INCORPORATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


ROBERT L. MOORE

8/12/13, 2013
Date

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