

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

Dickman Island Homeowners Association, Inc.

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ARTICLES OF INCORPORATION FOR DICKMAN ISLAND
HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation shall be DICKMAN ISLAND HOMEOWNERS ASSOCIATION, INC. The corporation shall be referred to at times in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the By-Laws of the Association as the "By-Laws". The principal office and mailing address of the Association shall be 305 N. Tamiami Trail, Ruskin, FL 33570, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by law.

Article II

This corporation does not contemplate pecuniary gain profit, direct or indirect, to its Members, and its primary purposes are:

A. To administer and enforce, within Dickman Island, a single family community located in Hillsborough County, Florida, to wit, the Declaration of Covenants, Conditions, Easements and Restrictions of Dickman Island and any subsequent amendments thereto, to be hereafter recorded in the Public Records of Hillsborough County, Florida, (collectively, the "Declaration"); and

B. To otherwise exercise the powers granted to the Association under the Declaration and By-Laws of the Association.

Article III

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration, unless herein provided to the contrary, or unless the context otherwise requires.

Article IV

The term for which the corporation is to exist is perpetual, unless the corporation is dissolved pursuant to any applicable provision of the Florida Statutes. Any dissolution of the corporation shall comply with the Declaration.

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Article V

The members of the corporation shall all be owners of property that fall within the property described in Exhibit A to the Declaration.

Article VI

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

| | |
|--------------------|---|
| Jeffrey C. Shannon | Buchanan Ingersoll & Rooney, P.C. Fowler White Boggs 501 E. Kennedy Blvd., Suite 1700 Tampa, FL 33602 |
|--------------------|---|

Article VII

The corporation shall be governed by a Board of Directors (the "Board") consisting initially of three (3) persons, but thereafter no more than five (5) persons. Directors shall be selected and removed as provided in the By-Laws of the corporation. The initial Directors shall be:

| | |
|-------------------|--|
| Glenn Dickman | 305 N. Tamiami Trail, Ruskin, FL 33570 |
| John Tipton | 305 N. Tamiami Trail, Ruskin, FL 33570 |
| Edward L. Dickman | 305 N. Tamiami Trail, Ruskin, FL 33570 |

Article VIII

The affairs of the corporation are to be managed by a President, a Vice-President, a Secretary, a Treasurer, and such other officers as the By-Laws may provide for from time to time. Officers shall be elected as provided in the By-Laws.

Article IX

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its Members, Directors, or officers. However, the corporation shall not be prohibited from reasonably compensating its Members, Directors, or officers for services rendered, nor shall the corporation be prohibited from making any payments or distributions to Members of benefits, monies, or properties permitted by Chapter 617, Florida Statutes.

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Article XII

The corporation shall have all the powers set forth and described in Chapter 617, Florida Statutes (as presently existing or as may be amended from time to time), these Articles, the Declaration, and the By-Laws. The functions and services which the Association is authorized to carry out or to provide may be added to or reduced at any time upon the affirmative vote of a majority of the Board, so long as such addition or reduction is not inconsistent with the requirements of the Declaration, these Articles, or the By-Laws.

Article XIII

The corporation shall indemnify all persons who may serve or who have served at any time as Directors or officers and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgments, attorneys fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party of which may be asserted against any of them, by reason of having been a Director or officer of the corporation, except where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties. Such indemnification shall be in addition to any rights to which such Director or officer may otherwise be entitled.

Article XIV

The By-Laws of this corporation are to be made and adopted by a majority vote of the Directors and said By-Laws may not be altered, amended, rescinded or added to except as provided in the By-Laws.

Article XV

These Articles of Incorporation may be amended, altered, rescinded, or added to by appropriate resolution approved by a majority vote of a quorum of the Members present at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a majority of the Board of Directors at any duly convened meeting of the Board. Any Member of this corporation may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Further, no amendment shall be made that is in conflict with the Declaration.

Article XV

The effective date of these articles shall be July 12, 2014.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF the Incorporator has affixed his signature the day and year set forth below.

Audrey D. Chelgren
Witness
[Signature]
Witness

[Signature]
JEFFREY C SHANNON

Sworn to and subscribed before me this 12 day of July, 2014, by Jeffrey C Shannon, Esq., who is (☒) personally known to me or () has produced the following identification:

(NOTARY SEAL)



UFEMA U. ZIMMER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF067264
Expires 2/18/2018

[Signature]
Notary Public
My Commission Expires:

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CLERK OF SUPERIOR COURT
DIVISION OF PROBATE & ESTATE

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 617.0501, *Florida Statutes*, the undersigned not for profit corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is:

DICKMAN ISLAND HOMEOWNERS ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Jeffrey C. Shannon
Buchanan Ingersoll & Rooney, P.C. | Fowler White Boggs
501 E. Kennedy Blvd., Suite 1700
Tampa, FL 33602


JEFFREY C. SHANNON
Title: Incorporator

Date: July 12, 2014.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.


Jeffery C. Shannon

Date: July 12, 2014.

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