

Division of Corporations

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**Florida Department of State  
Division of Corporations  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
DeLand Neighborhoods, Inc.**

Certificate of Status	0
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION  
OF  
DELAND NEIGHBORHOODS, INC.**

A Florida corporation not for profit

**ARTICLE 1**

**NAME**

The name of this corporation is: **DELAND NEIGHBORHOODS, INC.**

**ARTICLE 2**

**DURATION**

The duration of this corporation is perpetual. The date and time of commencement of the corporate existence is the time of filing of the articles of incorporation by the Department of State of the State of Florida.

**ARTICLE 3**

**GENERAL PURPOSES**

The purposes of **DELAND NEIGHBORHOODS, INC.** (the "Corporation") shall be:

A. To promote, protect, and preserve the historic and community neighborhood character of neighborhoods in the City of DeLand, Florida, including, but not limited to, the neighborhood historically known as the University Terrace neighborhood.

B. To preserve and provide, in such neighborhoods, an environment of stable character.

C. To prevent the encroachment in such neighborhoods of incompatible development and of development which is not harmonious with the contiguous lands in such neighborhoods.

D. To have and to exercise all powers necessary or incident to carrying out its corporate purposes; to exercise all of the powers permitted by law, and to possess and enjoy all rights and powers which now or at any time hereafter may be granted to or exercised by a corporation of this character.

This Corporation is not organized for profit, and no part of the net earnings of the Corporation shall inure to the benefit of any member, any member of the Board of Directors or any individual except that the Corporation shall be authorized and empowered to make payments of reasonable compensation for services rendered and to make payments and distributions in

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furtherance of the purposes set forth in this article.

#### ARTICLE 4

##### PRINCIPAL OFFICE AND REGISTERED AGENT

The street address of the principal office of the Corporation is 203 East Rich Avenue, DeLand, Florida 32724. The name and address of the initial registered agent of the Corporation is Janet E. Martinez, Esq., Shuffield, Lowman, and Wilson, P.A., 203 E. Rich Avenue, DeLand, Florida 32724.

#### ARTICLE 5

##### DIRECTORS

The number of directors constituting of the initial board of directors is 12 and the name and address of each person who is to serve as a member thereof are as follows:

Gil Miller  
425 East University Avenue  
DeLand, FL 32724

Karen Cole  
307 East University Avenue  
DeLand, FL 32724

Donna Williams  
620 N. Tuxedo Avenue  
DeLand, FL 32724

Linda Dorian  
790 Onyx Parkway  
DeLand, FL 32724

Candace Procos  
400 East Pennsylvania Avenue  
DeLand, FL 32724

Eugene E. Huskey, Jr.  
415 East Pennsylvania Avenue  
DeLand, FL 32724

Jewel Dickson  
601 North Amelia Avenue  
DeLand, FL 32724

Grady Ballenger  
307 East University Avenue  
DeLand, FL 32724

Mark Procos  
400 East Pennsylvania Avenue  
DeLand, FL 32724

Charles Bennett  
324 East Oakdale Avenue  
DeLand, FL 32724

Janet E. Martinez  
415 East Pennsylvania Avenue  
DeLand, FL 32724

Matt P. West  
611 North Cherokee Avenue  
DeLand, FL 32724

The manner of election of directors is as stated in the by-laws. The number of directors may be changed from time to time in the by-laws.

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**ARTICLE 6**  
**INCORPORATOR**

The name and address of the incorporator of this Corporation is as follows:

Janet E. Martinez  
203 East Rich Avenue  
DeLand, FL 32724

**ARTICLE 7**  
**AMENDMENTS TO ARTICLES OF INCORPORATION**

These articles may be amended from time to time as necessary, by a majority vote of the board of directors.

IN WITNESS WHEREOF, the undersigned incorporator does hereby execute and acknowledge these articles this 31st day of July, 2015 and does hereby state: *"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 Section 817.155, FLORIDA STATUTES."*

  
Janet E. Martinez, Incorporator

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ACCEPTANCE OF DESIGNATION  
OF  
REGISTERED AGENT

Pursuant to the provisions of Section 617.0501, FLORIDA STATUTES, the undersigned submits the following statement of acceptance of its designation as Registered Agent for the Company:

*Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in this certificate, the undersigned hereby accepts the appointment of Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of her position as Registered Agent as provided for in Chapter 617 of the FLORIDA STATUTES.*



Janet E. Martinez

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