

N15000008172

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

MAIL

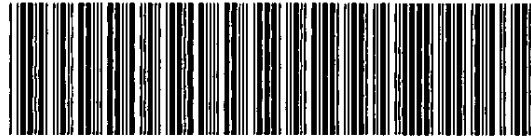
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100276071411

08/19/15--01012--019 \*\*70.00

FILED  
2015 AUG 19 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AUG 25 2015

**JOHN H. EVANS, P.A.**  
ATTORNEY AT LAW

1702 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32780

TEL: 321/267-5504  
FAX: 321/267-0418  
johnhevanspa@yahoo.com

August 18, 2015

Via Overnight Delivery

Secretary of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301  
850-245-6052

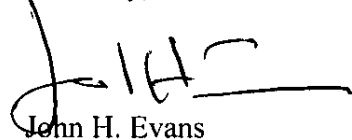
RE: Addison Preserve Homeowners' Association, Inc.  
Our File Number: JHE-12106

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above captioned corporation, together with our check in the amount of \$70.00 to cover the cost of filing. Please stamp the copy of the Articles with the date received at your office and return to the undersigned.

Thank you for your assistance in this matter.

Sincerely,



John H. Evans

JHE/jhb

Enclosures

cc: Lynda Vincent via e-mail

**ARTICLES OF INCORPORATION  
OF  
ADDISON PRESERVE  
HOMEOWNERS' ASSOCIATION, INC.  
A NON-PROFIT CORPORATION**

**FILED  
2015 AUG 19 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

---

In compliance with *Chapter 617 and Chapter 720 of the Florida Statutes (2014)*, as from time to time amended, the undersigned, as incorporator and subscriber forms this corporation, not for profit, pursuant to the following provisions:

**ARTICLE I: NAME**

The name of this corporation shall be ADDISON PRESERVE HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association".

**ARTICLE II: DURATION**

This Association shall have perpetual existence commencing upon the filing of these Articles with the Secretary of State of the State of Florida and shall exist in perpetuity unless and until dissolved according to law.

**ARTICLE III: PURPOSE**

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the purposes for which it is formed are to provide for the maintenance and preservation of Common Areas within the Subdivision, as described in the Plat which will be recorded in the Public Records of Brevard County, Florida, and for such other properties as may be brought within the jurisdiction of the Association, including, but not limited to, the following specific purposes:

(a) Promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association;

(b) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called "Declaration", applicable to the property and to be recorded in the Public Records of Brevard County, Florida, and as the same may be amended from time to time as

therein provided, said Declaration being incorporated herein as if set forth at length, and in particular the purpose of the Association is to own all paved surfaces, shoulders of road, and the CSA will maintain all paved surfaces, shoulders of road and the CSA will own the sanitary sewer lines, water lines, walls and drainage retention area as set forth in the Declaration;

(c) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration against Members of the Association;

(d) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(e) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth in the By-Laws provided that any such merger, consolidation or annexation shall have the assent of a majority vote of the Members of the Association at which a quorum of the Members of the Association is present in person or by proxy at a meeting called for that purpose;

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### **ARTICLE IV: PRINCIPAL OFFICE**

The street address and mailing address of the initial principal office is:

516 Delannoy Ave.  
Cocoa, FL 32922

#### **ARTICLE V: INCORPORATORS**

The names and post office addresses of each incorporator to these Articles of Incorporation are as follows, to-wit:

John H. Evans, P.A.  
1702 S. Washington Ave.  
Titusville, FL 32780

#### **ARTICLE VI: VOTING RIGHTS & MEMBERSHIP**

Every person or entity who is a record owner of a fee interest in any Lot or Lots which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an

interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot. There shall be two (2) classes of membership as set forth in Section 7 of the Declaration.

#### **ARTICLE VII: NOTICE AND QUORUM FOR MEETINGS OF THE ASSOCIATION**

Meetings of the Association shall be called by written notice sent to all Members not less than fourteen (14) days nor more than thirty (30) days prior to the meeting, and the notice shall set forth the purpose of the meeting. Presence at the meeting of Members or of proxies entitled to cast thirty percent (30%) of all votes of the membership shall constitute a quorum. If a quorum is established, a simple majority vote of those in attendance is required for approval of matters under consideration.

#### **ARTICLE VIII: BOARD OF DIRECTORS**

The Board of Directors of this Association shall consist of not less than three (3) Directors, who need not be a Member of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Malcolm R. Kirschenbaum  
516 Delannoy Ave.  
Cocoa, FL 32922

Lynda Vincent  
516 Delannoy Ave.  
Cocoa, FL 32922

Lynn Hansel  
516 Delannoy Ave.  
Cocoa, FL 32922

At the Turnover meeting, the Members shall elect three (3) Directors to serve for a term of one (1) year each. The Developer, T.G.O. CAMP SITE, L.L.C., a Florida limited liability company, may retain control of the Board of Directors until such time as eighty percent (80%) of the Lots in ADDISON PRESERVE subdivision are conveyed to third parties. For purposes of this section, Lots conveyed to Builders shall be deemed Developer owned lots.

## **ARTICLE IX: OFFICERS**

The affairs of this Association shall be managed by the Officers which shall consist of a President, Vice-President, Secretary and Treasurer. The Officers shall be elected at the organizational meeting of the Board of Directors and they shall serve for a term of one (1) year each. The names and addresses of the persons who are to act in the capacity of Officers until the selection of their successors are:

President:	Malcolm R. Kirschenbaum 516 Delannoy Ave. Cocoa, FL 32922
Vice President:	Lynn Hansel 516 Delannoy Ave. Cocoa, FL 32922
Secretary/Treasurer:	Lynda Vincent 516 Delannoy Ave. Cocoa, FL 32922

## **ARTICLE X: BY-LAWS**

The By-Laws of the Association shall be adopted, altered, amended or rescinded at a regular or special meeting of the Members of the Association, as set forth in the By-Laws.

## **ARTICLE XI: AMENDMENT**

Amendment of these Articles shall require the assent of fifty-one percent (51%) of the entire membership.

## **ARTICLE XII: INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Association is 516 Delannoy Avenue, Cocoa, Florida 32922, and the name of the initial registered agent of this Association at that address is Malcolm R. Kirschenbaum. The registered office is also the principal office.

## **ARTICLE XIII: DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event

that such dedication is refused the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40-C42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 18 day of August, 2015.

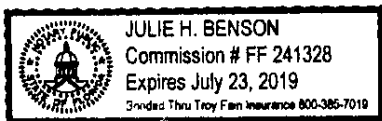
  
JOHN H. EVANS

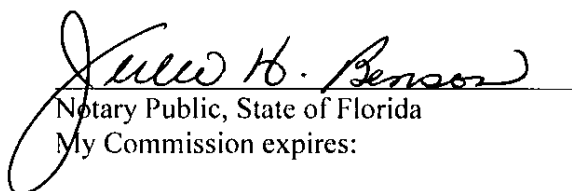
**STATE OF Florida**  
**COUNTY OF Brevard**

**BEFORE ME**, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared JOHN H. EVANS, personally known to me to be the incorporator described in and who executed the foregoing Articles of Incorporation of **ADDISON PRESERVE HOMEOWNERS' ASSOCIATION, INC.**, and he/she acknowledged that he/she subscribed the said instrument for uses and purposes set forth herein.

**WITNESS** my hand and official seal this 18 day of August, 2015.

[SEAL]



  
Notary Public, State of Florida  
My Commission expires:

CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR THE PROCESS WITHIN THE  
STATE OF FLORIDA, AND NAMING THE REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED

FILED

2015 AUG 19 AM 10:02

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with 48.091 and 617.034 of the Florida Statutes, the following is submitted:

That ADDISON PRESERVE HOMEOWNERS' ASSOCIATION, INC., desiring to qualify under the laws of the State of Florida, with its principal office in Brevard County, State of Florida, has named MALCOLM R. KIRSCHENBAUM, 516 Delannoy Avenue, Cocoa, Florida 32922 as its Registered Agent to accept service of process within the State of Florida.

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 s.817.155, F.S.

DATED: 8-18-15

  
JOHN H. EVANS

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

DATED: 8-18-15

  
MALCOLM R. KIRSCHENBAUM,  
Registered Agent