

N15000008368

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

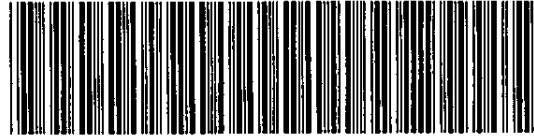
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



700276290657

08/24/15--01008--005 \*\*70.00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

15 AUG 24 PM 3:51

APPROVED  
AND  
FILED

1/H

## COVER LETTER

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

**SUBJECT:** KINGSWOOD CARNE CONDOMINIUM ASSOCIATION, INC.

**(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)**

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:** DHN ATTORNEYS, PA  
Name (Printed or typed)

801 N. MAGNOLIA AVE, SUITE 216  
Address

ORLANDO, FL 32803  
City, State & Zip

407-269-5346  
Daytime Telephone number

general@dhnattorneys.com

E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

---

# ARTICLES OF INCORPORATION OF KINGSWOOD CARNE CONDOMINIUM ASSOCIATION, INC.

---

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following articles of incorporation.

## ARTICLE I. NAME

The name of this corporation is THE KINGSWOOD CARNE CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association."

## ARTICLE II. PRINCIPAL OFFICE

The initial principal place of business and mailing address for the Association shall be located at 5210 W. Colonial Drive, Orlando, Florida 32808, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

## ARTICLE III. PURPOSES

The purposes for which the Association is organized is to provide an entity pursuant to Section 718.111 of the Condominium Act, which is Chapter 718, Florida Statutes, for the operation, maintenance, preservation, administration, and management of THE KINGSWOOD CARNE CONDOMINIUM ASSOCIATION, INC., a Condominium to be established, located at 5210 W. Colonial Drive, Orlando, Florida 32808 in Orange County, Florida, and to undertake the duties and acts incident to administration, management, and operation of said Condominium.

The Association is organized and operated solely for administrative and managerial purposes. It is not intended that the Association show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the Association from all sources other than casualty insurance proceeds and other nonrecurring items

15 AUG 24 PM 3:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

exceeds the sum of: (1) total common expenses for which payment has been made or liability incurred within the taxable year; and (2) reasonable reserves for Common Expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the Association and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each Unit Owner will be credited with the portion of any excess that is proportionate to his or her interest in the Common Elements of the Condominium.

## ARTICLE IV. MEMBERS

Each Unit shall have appurtenant to it a membership in the Association, which membership shall be held by the person or entity, or in common by the persons or entities owning such Unit, except that no person or entity holding title to a Unit as security for performance of an obligation shall acquire the membership appurtenant to the Unit by virtue of the title ownership. In no event may any membership be severed from the Unit to which it is appurtenant.

Each membership in the Association shall entitle the holder or holders of it to exercise that proportion of the total voting power of the Association corresponding to the proportionate undivided interest in the Common Elements appurtenant to the Unit to which the membership corresponds, as established in the declaration.

## ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The name and address of the initial registered agent of the corporation is:

Lijun Wu at 5068 W. Colonial Drive, Orlando, Florida 32808

## ARTICLE VI. INCORPORATORS

The names and residences of the incorporators of the corporation are as follows:

<u>NAME OF INCORPORATOR</u>	<u>RESIDENCE OF INCORPORATOR</u>
Tsan Tong Wu	5068 W. Colonial Drive, Orlando, Florida 32808
Man Ching Wong	5060 W. Colonial Drive, Unit 105, Orlando, Florida 32808
Lijun Wu	5068 W. Colonial Drive, Orlando, Florida 32808

## ARTICLE VII. DIRECTORS

The number of persons constituting the first Board of Directors is three (3). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

<u>NAME OF DIRECTOR</u>	<u>ADDRESS OF DIRECTOR</u>
Tsan Tong Wu	5068 W. Colonial Drive, Orlando, Florida 32808
Man Ching Wong	5060 W. Colonial Drive, Unit 105, Orlando, Florida 32808
Lijun Wu	5068 W. Colonial Drive, Orlando, Florida 32808

At the first annual meeting, the members shall elect 3 directors; at each annual meeting after that the members shall elect 3 directors for a term of three years each.

## ARTICLE VIII. OFFICERS

The affairs of the Association are to be managed by a president, vice president, and secretary, who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the Bylaws.

The names of the officers who are to serve until the first election of officers are as follows:

<u>NAME OF OFFICER</u>	<u>POSITION</u>
Tsan Tong Wu	President
Man Ching Wong	Vice President
Lijun Wu	Secretary

## **ARTICLE IX. BYLAWS**

Bylaws regulating operation of the corporation are annexed to the declaration. The Bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the Bylaws shall be amended by the members in the manner set forth in the Bylaws.

## **ARTICLE X. POWERS OF CORPORATION**

To promote the health, safety, and welfare of the members of KINGSWOOD CARNE CONDOMINIUM ASSOCIATION, INC., the Association may:

- (1) exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and in the Bylaws attached thereto, as those documents may from time to time be amended;
- (2) determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due;
- (3) engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the Association of Unit Owners under the Declaration or Bylaws other than the power to engage or discharge the agent; the power to adopt, amend, and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the Condominium; and;
- (4) take and hold by lease, gift, purchase, devise, or bequest any property, real or personal, including any Unit in the Condominium, borrow money and mortgage any property to finance the acquisition of it on the vote of a majority of members, and transfer, lease, and convey any such property;
- (5) dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority, or utility on the approval of a majority of the members; and

(6) have and exercise any and all rights, privileges, and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of Unit Owners under the Condominium Act.

## ARTICLE XI. DISSOLUTION

This Association may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency, or authority to be used for purposes similar to those for which the Association is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, Association, or other organization devoted to purposes similar to those for which this Association is organized.

## ARTICLE XII. EFFECTIVE DATE

In witness, we, the undersigned, being the incorporators of this Association, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on this 22<sup>nd</sup> day of August, 2015.

### INCORPORATORS

Tsan Tong Wu                      Man Ching Wong                      Lijun Wu  
Tsan Tong Wu                      Man Ching Wong                      Lijun Wu

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2015 by Tsan Tong Wu who provided a Florida Driver's License as identification, who executed the foregoing instrument, and who acknowledged before me that he executed same.

Thao Thanh Tran  
NOTARY PUBLIC



STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2015 by Man Ching Wong who provided a Florida Driver's License as identification, who executed the foregoing instrument, and who acknowledged before me that he executed same.

[Signature]  
NOTARY PUBLIC



STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2015 by Lijun Wu who provided a Florida Driver's License as identification, who executed the foregoing instrument, and who acknowledged before me that he executed same.

[Signature]  
NOTARY PUBLIC



### ACCEPTANCE BY REGISTERED AGENT

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

[Signature]  
LIJUN WU, REGISTERED AGENT

APPROVED  
AND  
FILED  
15 AUG 24 PM 3:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA