

# N16000000882

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION  
CANOPY WALK HOMEOWNERS ASSOCIATION INC.

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Page Count	05
Estimated Charge	\$78.75

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**ARTICLES OF INCORPORATION OF  
CANOPY WALK HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I  
NAME**

The name of this corporation shall be CANOPY WALK HOMEOWNERS ASSOCIATION, INC. (the "Association").

**ARTICLE II  
DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation ("Articles") with the Florida Department of State Division of Corporations. The Association shall have perpetual existence.

**ARTICLE III  
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in the "Association Documents" (as that term is defined in that certain Declaration of Covenants, Conditions, and Restrictions for Canopy Walk, as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Osceola County, Florida). Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Association Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 817 of the Florida Statutes, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Association Documents or the Association Act. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Association Documents and/or the Association Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Common Property; (ii) the levy and collection of Assessments; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Association Documents and/or under the Association Act.

**ARTICLE IV  
PRINCIPAL OFFICE**

The initial principal place of business and mailing address of the Association is 4755 Technology Way, Suite 210, Boca Raton, Florida 33431.

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**ARTICLE V**  
**REGISTERED OFFICE AND AGENT**

Alejandro Delfino, whose address is 4755 Technology Way, Suite 210, Boca Raton, Florida 33431, is hereby appointed the registered agent of the Association and the registered office shall be at said address.

**ARTICLE VI**  
**MEMBERSHIP**

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Association Documents, any Rules, and the Association Act.

**ARTICLE VII**  
**VOTING RIGHTS**

A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Association Documents.

**ARTICLE VIII**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by the Board, who shall be appointed or elected pursuant to the provisions of the Declaration and the Bylaws. The number of Directors constituting the Initial Board shall be two (2). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Declaration and the Bylaws are:

Name:

Address:

Carlos Lopez

4755 Technology Way  
Suite 210  
Boca Raton, Florida 33431

Alejandro Delfino

4755 Technology Way  
Suite 210  
Boca Raton, Florida 33431

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**ARTICLE IX**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers designated in the Declaration and the Bylaws. The names and addresses of the persons who are to act in the capacity of Officers until the appointment/election and qualification of their successors are:

<u>Name/Office:</u>	<u>Address:</u>
Carlos Lopez/President	4755 Technology Way Suite 210 Boca Raton, Florida 33431
Alejandro Delfino/Vice President	4755 Technology Way Suite 210 Boca Raton, Florida 33431
Dana Kittredge/Secretary	4755 Technology Way Suite 210 Boca Raton, Florida 33431
Steve Lebel/Treasurer	4755 Technology Way Suite 210 Boca Raton, Florida 33431

**ARTICLE X**  
**AMENDMENT**

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

**ARTICLE XI**  
**BYLAWS**

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

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**ARTICLE XII**  
**INCORPORATOR**

The name and address of the Incorporator of the Association is: Thomas E. Streit, Esquire, Akerman LLP, 777 South Flagler Drive, Suite 1100, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the undersigned has signed these Articles this 28th day of January, 2016.

  
\_\_\_\_\_  
Thomas E. Streit

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**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

CANOPY WALK HOMEOWNERS ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 4755 Technology Way, Suite 210, Boca Raton, Florida 33431, has named Alejandro Delfino, located at the above-registered office, as its registered agent to accept service of process within the State of Florida.

**ACKNOWLEDGMENT:**

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all laws applicable to the performance of such office.

  
Alejandro Delfino

Dated: JANUARY 25, 2016

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