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Arsenault Law

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Florida Department of State
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FLORIDA PROFIT/NON PROFIT CORPORATION

Fig Street Garden Townhomes H.O.A., Inc.

Certificate of Status	0
Certified Copy	0
Page Count	08
Estimated Charge	\$70.00

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
16 FEB 23 PM 2:45

**ARTICLES OF INCORPORATION
OF
FIG STREET GARDEN TOWNHOMES H.O.A., INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I
CORPORATE NAME**

The name of the corporation is FIG STREET GARDEN TOWNHOMES H.O.A., INC., hereinafter called the "Association."

**ARTICLE II
ADDRESS**

The mailing address of the Association shall be 331 North Trask, Tampa, FL 33609. The principal office of the Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board of Directors of the Association.

**ARTICLE III
REGISTERED AGENT**

Kenneth G. Arsenault, Jr., Esquire, 10225 Ulmerton Road, Suite 2, Largo, FL 33771, is hereby appointed the initial registered agent of this Association.

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

This Association does not contemplate pecuniary gain or profit to the members thereof and shall make no distributions of income to its members, directors or officers. The specific purposes for which it is formed are to provide an entity for the purpose of holding title to certain common areas appurtenant to that townhouse project being developed by Trask Street Property Group, LLC, a Florida Limited Liability Company, hereinafter "Declarant" known as "FIG STREET GARDEN TOWNHOMES," legally described below, and to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

All of FIG STREET GARDEN TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 125, Pages 220 and 221, Public Records of Hillsborough County, Florida

and to 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 for this purpose.

The Association shall have the following powers:

- (a) To exercise all of the common law and statutory powers of a corporation not for profit

(m) To operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;

(n) To establish rules and regulations;

(o) To sue and be sued.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot 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 which is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such lot shall be exercised as they determine pursuant to provisions for voting in the Bylaws, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) Three months after ninety percent (90%) of the Lots in the Properties and any additions thereto that will ultimately be operated by the Association have been conveyed to Members; or

(b) On an earlier date if elected by Declarant.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board consisting of (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

ARTICLE X BYLAWS

ARTICLE XI

DISSOLUTION

ARTICLE XII

TERM

ARTICLE XIII AMENDMENTS

**ARTICLE XIV
SUBSCRIBERS**

The name and address of the subscriber of these Articles of Incorporation is as follows:

NAME

Kenneth G. Arsenault, Jr.

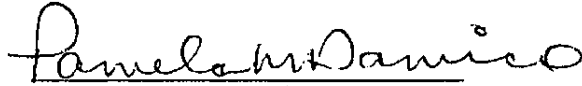
ADDRESS10225 Ulmerton Road, Ste. 2
Largo, FL 33771

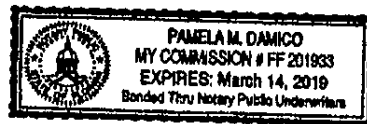
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, the subscriber of this Association, have executed these Articles of Incorporation this 23rd day of February, 2016.


KENNETH G. ARSENAULT, JR.

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 22nd day of February, 2016 by Kenneth G. Arsenault, Jr., who is personally known to me.


Notary Public - State of Florida
My Commission Expires:

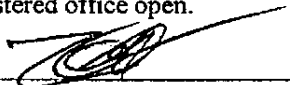


**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

In compliance with the laws of Florida, the following is submitted:

First - that desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in the County of Pinellas, State of Florida, the corporation named in the said articles has named Kenneth G. Arsenault, Jr. located at 10225 Ulmerton Road, Ste. 2, Largo, FL 33771 as its statutory agent.


Having been named the statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


REGISTERED AGENT - Kenneth G. Arsenault, Jr.

Dated this 23rd day of February, 2016.

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 22nd day of February, 2016 by Kenneth G. Arsenault, Jr. who is personally known to me.


Notary Public - State of Florida
My Commission Expires:

