

N16000008314

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H16000209229 3))



H160002092293ABC+

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : DUSS, KENNEY, SAFER, HAMPTON & JOOS, P.A.
Account Number : I20090000089
Phone : (904) 543-4300
Fax Number : (904) 543-4301

RECEIVED
16 AUG 23 PM 2:05
TALLAHASSEE, FLORIDA

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: vcummins@jackson.com

FLORIDA PROFIT/NON PROFIT CORPORATION
SW 43rd Terrace Property Owners Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
2016 AUG 23 PM 3:16

ARTICLES OF INCORPORATION
of
SW 43rd Terrace Property Owners Association, Inc.

THE UNDERSIGNED, acting as sole incorporator of SW 43rd Terrace Property Owners Association, Inc., (the "Corporation"), under the Florida Not-for-profit Corporation Act (Chapter 617 of the Florida Statutes), hereby adopts the following Articles of Incorporation for such Corporation:

ARTICLE I

Name

The name of the Corporation is **SW 43rd Terrace Property Owners Association, Inc.**

ARTICLE II

Principal Office and Mailing Address

The location of the principal office and mailing address of the Corporation is 815 South Main Street, Jacksonville, Florida 32207. The location of the principal office and mailing address shall be subject to change as may be provided in bylaws duly adopted by the Corporation.

ARTICLE III

Initial Registered Office and Agent

The address of the initial Registered Office of the Corporation is 4348 Southpoint Blvd, Suite 101, Jacksonville, FL 32216 and the initial Registered Agent at such address is John S. Duss, IV, Esquire.

ARTICLE IV

Purposes

The Corporation is organized and shall be operated exclusively to manage and operate under a certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements as required by Broward County with respect to a surface water management license.

ARTICLE V

Powers

The Corporation shall have all powers conferred upon not-for-profit corporations organized under Chapter 617 of the Florida Statutes and any successor provisions thereto now enacted or hereafter amended, but shall exercise such powers only in fulfillment of its above-stated purpose.

ARTICLE VI

Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors, subject to any limitations set forth under the laws of the State of Florida, these Articles of Incorporation or the Bylaws of the Corporation. The initial Directors shall be appointed by the Incorporator and shall serve until their successors shall be elected. The number of Directors constituting the initial Board of Directors is five (5). The number of Directors may be changed by Resolution of the Directors as provided in the Bylaws. The names and addresses of the initial Directors are:

<u>Name</u>	<u>Address</u>
Ronald Kaplan	2700 Wiles Road Pompano Beach, FL 33073
Daniel Mancini	3100 SW 15th Street Deerfield Beach, FL 33442
Jim S. Resch	2900 7th Avenue East, Suite 200 Tampa, FL 33605
Kevin P. Gannon	815 South Main Street Jacksonville, FL 32207
Darnian A. Ribar	3840 NW 37 th Court Miami, FL 33142

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2016 AUG 23 PM 3:16

ARTICLE VII

Dissolution and Liquidation

The Corporation may be dissolved upon the adoption of a plan to dissolve in the manner now or hereafter provided in the Florida Statutes. In the event of dissolution of the Corporation,

no liquidating or other dividends and no distribution of property owned by the Corporation shall be declared or paid to any private individual, but the net assets of the Corporation shall be distributed as follows:

- (1) All liabilities and obligations of the Corporation shall be paid, satisfied and discharged, or adequate provision shall be made therefor;
- (2) Remaining assets shall be distributed to one or more organizations serving the purpose described above.

ARTICLE VIII

Amendment


These Articles may be amended in the manner now or hereafter provided in the Florida Statutes, provided, however, that no provision of these Articles may be amended without the prior written consent of the Board of Directors or upon adoption pursuant to the bylaws.

ARTICLE IX

Incorporator

The name and address of the sole incorporator of the Corporation is John S. Duss, 4348 Southpoint Blvd, Suite 101, Jacksonville, FL 32216.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of August, 2016.



John S. Duss, IV, Incorporator

ACCEPTANCE OF APPOINTMENT **BY INITIAL REGISTERED AGENT**

THE UNDERSIGNED, having been named in Article III of the foregoing Articles of Incorporation as Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that it is familiar with, and accepts, the obligations set forth in Section 617.0501, Florida Statutes, and the

undersigned will further comply with any other provisions of law made applicable to it as Registered Agent of the Corporation.

DATED, this 23rd day of August, 2016.

REGISTERED AGENT:



John S. Duss, IV, Esquire

2016 AUG 23 PM 3:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIL 11